

4

PARK PLANS



SECTION CONTENTS:

- INTRODUCTION
- KEY/LEGEND
- PARK PLANS & COST ESTIMATES

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INTRODUCTION

The North Service Area Master Plan creates unique new designs for 29 of the 31 neighborhood park properties in the service area, as well as three regional facilities. The neighborhood park designs appear on the following pages, arranged alphabetically. The regional facility master plans follow, and are in line with Metropolitan Council requirements. The plan for each park is displayed as a multi-page “packet” of information that includes the following:

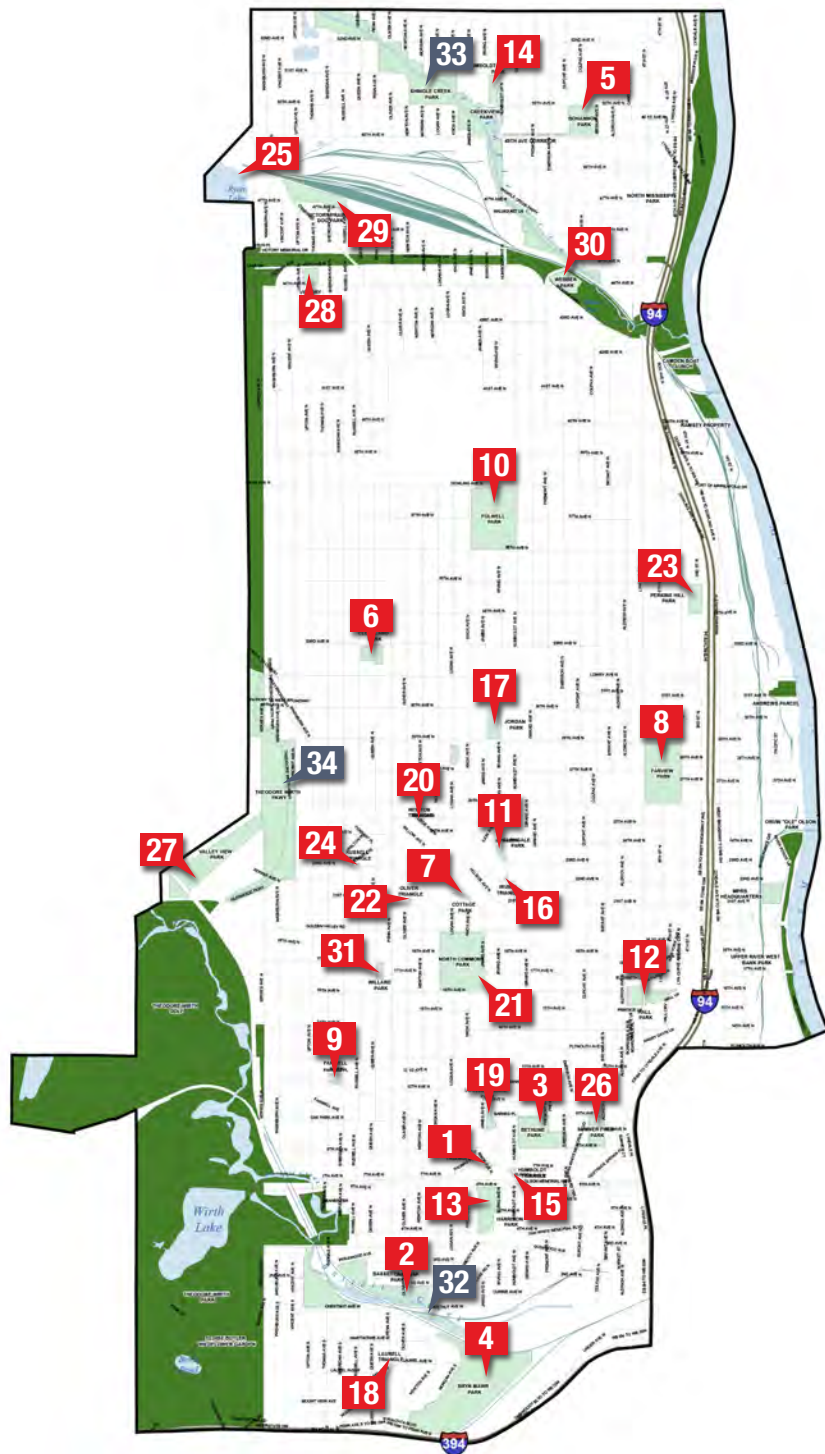
- A description of the history and current character of the park, along with a location map.
- An aerial photograph of existing conditions at the park, for reference
- A written description of the proposed plan for the park, including some overview of public sentiment during the planning process

- The park plan drawing and key
- A matrix showing general input themes and how they led to the final design
- A cost and maintenance estimate

The park plans are concepts. That means they do not finalize every detail in the park. Subsequent capital improvement projects will require detailed design processes, and additional community engagement will be performed at that time, per MPRB policy. The park plans do not specifically locate small features in the park, like benches and signs. Instead, they are a guide to the overall layout of the park and what will be included in the park in the future.

WEBBER PARK

The area known as Webber Park is actually part neighborhood and part regional. That portion including the natural swimming pool and all lands to the east of that pool is part of North Mississippi Regional Park. The recreation center, play area, tennis courts, parking lot, and open field area is a neighborhood park. Before the natural swimming pool was implemented, the entire park was master planned. The NSAMP process re-evaluated the neighborhood portion of the park and the plan included herein shall be considered the official plan for that park. The regional (eastern) portion of the park shall be guided by the Webber Amendment to the North Mississippi Regional Park Master Plan.



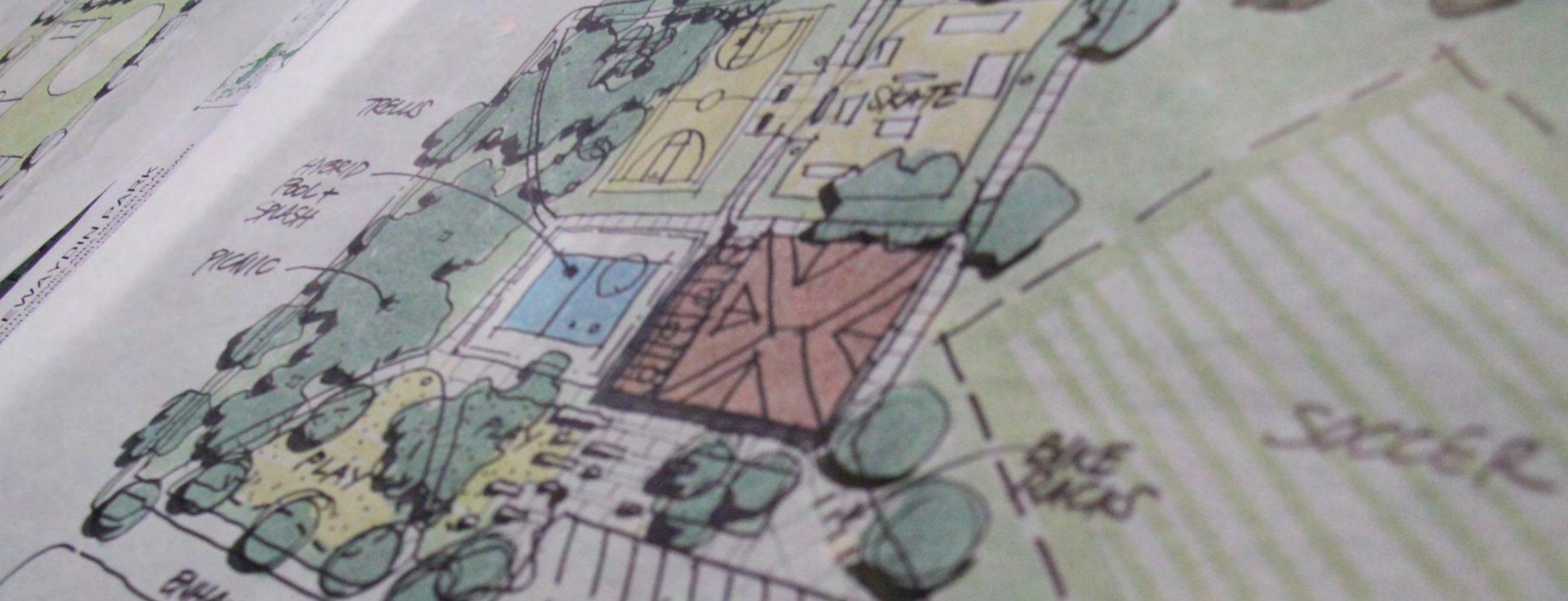
NEIGHBORHOOD PARKS INCLUDED

- | | |
|----------------------------|---------------------------------------|
| 1. Barnes Place Triangle | 17. Jordan Park |
| 2. Bassett's Creek Park | 18. Laurel Triangle |
| 3. Bethune Park | 19. Lovell Square Park |
| 4. Bryn Mawr Park | 20. Newton Triangle |
| 5. Bohannon Park | 21. North Commons Park |
| 6. Cleveland Park | 22. Oliver Triangle |
| 7. Cottage Park | 23. Perkins Hill Park |
| 8. Farview Park | 24. Russell Triangle |
| 9. Farwell Park | 25. Ryan Lake Park |
| 10. Folwell Park | 26. Sumner Field Park |
| 11. Glen Gale Park | 27. Valleyview /Glenview Terrace Park |
| 12. Hall Park | 28. Victory Park |
| 13. Harrison Park | 29. Victory Prairie Dog Park |
| 14. Humboldt Greenway Park | 30. Webber Park |
| 15. Humboldt Triangle | 31. Willard Park |
| 16. Irving Triangle | |

REGIONAL TRAILS INCLUDED

- 32. Luce Line Regional Trail
- 33. Shingle Creek Regional Trail (which includes Creekview and Shingle Creek Park areas)
- 34. Theodore Wirth Parkway

Figure 4.1 - Park Location Key



A PARK PLAN DOES DETERMINE

- The types and locations of facilities
- The general areas of mown and naturalized landscapes and the general location of trees
- The extent and general location of pathways

A PARK PLAN DOES NOT DETERMINE

- The specific design of facilities
- The location of minor amenities such as benches, drinking fountains, and signs

EXAMPLE:

A park plan DOES determine:

- That there will be a traditional play area in a certain location in the park (as opposed to a nature play area in a different location)

A park plan DOES NOT determine:

- The exact equipment, layout, color, surfacing

Future capital projects will have their own community engagement processes at the time of implementation.

For definitions and pictures of plan elements, see Chapter 3

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BARNES PLACE TRIANGLE



LOCATION AND HISTORY

Barnes Place is located just north of Olson Memorial Highway at James Avenue. It sits between two one-way halves of Elwood Avenue. Barnes Place was donated to the Park Board in 1887 by Elwood S. Corser, William A. Barnes (for whom the park is most likely named), and C. P. Lovell, on the condition that it be graded and fenced upon acquisition. These men were platting the area for housing, and their design for the area included several green spaces amidst the curving street pattern. At the same time the same group of men donated Lovell Square nearby. Corser and Barnes were often hired by the park board as appraisers of land the board acquired by condemnation.

The 1889 annual report notes that Barnes Place was deeded to the park board in April of that year. It was listed in the inventory at that time as 1.33 acres, but in 1893, the size of Barnes Place was changed to 0.57 acres without any mention of disposition of land.

Barnes Place was originally designed by Horace Cleveland, the landscape architect who provided a blueprint for the entire park system in 1883 and designed most early individual parks. Barnes Place was the smallest park Cleveland designed in Minneapolis.

Initial improvements to the small park were made in 1889, including the closing of Thomas Place which ran through the park.

EXISTING CONDITIONS AND CHARACTER

Barnes Place is a wooded green space in the midst of a leafy neighborhood of curvy streets,

large residences, and institutional uses like churches and community organizations. The park is minimally developed, with only a few benches under the thick canopy. No walkways exist through the park, and the entire space is a surface of mown turf.

THE PROPOSED DESIGN

No notable changes are planned for Barnes Place, except to improve the quality of benches overall and continue to maintain the high quality tree canopy. A single walkway with accessible curb ramps provides access to at least one bench, to allow all users to enjoy the park. The large lawn area is retained, to allow space for picnicking or throwing a ball. Barnes Place will continue to serve its important purpose as a quiet open space within the neighborhood.

CONNECTIONS BETWEEN PARKS

A proposed park connection on 8th Avenue connects to Bethune Park to the east and the Queen Avenue bikeway to the west.

The Olson Highway cycle track, to be constructed along with the Blue Line Extension light rail, runs less than one block south of the park.

KNOWN LAND USE AND COORDINATION ISSUES

No known issues exist with Barnes Place Triangle



EXISTING CONDITIONS: BARNES PLACE TRIANGLE





PROPOSED PLAN: BARNES PLACE TRIANGLE

PROCESSES

	1: General Input Spring-Fall 2017 <i>Input themes prior to initial concepts</i>	2: Initial Concepts Winter 2018 <i>Input themes on initial concepts</i>	3: The Preferred Concept Now <i>Key elements of the concept</i>
aquatics	no comments →	no comments →	No aquatic facilities planned for this park
play	no comments →	no comments →	No play facilities planned for this park
athletics	no comments →	no comments →	No play facilities planned for this park
courts	no comments →	no comments →	No court facilities planned for this park
winter	no comments →	no comments →	No winter activities planned for this park
landscape	Mixed opinions on open space →	no comments →	Retain open lawn with overstory trees
other	Benches in poor condition →	no comments →	Improved seating scattered in park

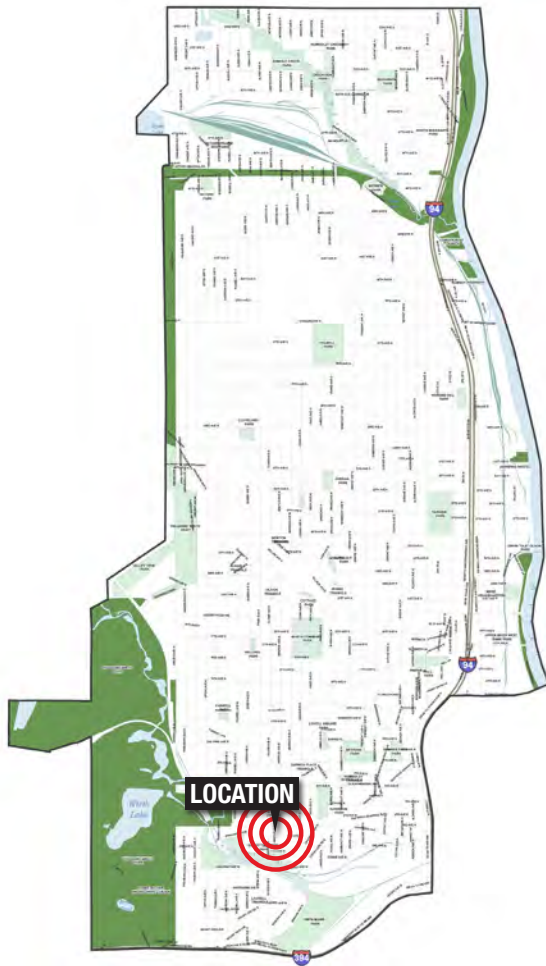
COST ESTIMATE

Park Name	Asset Type	Project	2019 ESTIMATED COST/PROJECT
Barnes Place	Other	Renovate walking paths	\$ 14,580
Barnes Place	Other	Miscl. signs, trees, furniture	\$ 15,000
Barnes Place	TOTAL		\$ 29,580

OPERATIONS ESTIMATE

There is estimated to be no operational changes for this park.

BASSETT'S CREEK PARK



LOCATION AND HISTORY

Bassett's Creek Park flanks both sides of its namesake waterway between Glenwood Avenue and Cedar Lake Road. The first consideration of parkland in the area was in 1911, when Bryn Mawr Meadows was purchased. At that time the Bassett's Creek Valley was considered a possible parkway route from Loring Park through The Parade and Bryn Mawr to Glenwood Park. In the end the board acquired Bryn Mawr Meadows only as far west as Cedar Lake Road. Interest in Bassett Creek surfaced again in 1924 when park superintendent Theodore Wirth wrote that he believed the land should be owned by the park board and suggested that the "unsightly and unsanitary" land could be made attractive at "comparatively small expense." Opposition to the plan by residents of the area however dissuaded the park board from pursuing the issue. In 1929 the idea of acquiring the creek revived again and in 1930 the Fruen family and the Glenwood-Inglewood Company donated more than 13 acres along the creek for the park. Over the next three years, the park board and residents of the area debated how much land should be purchased to add to the donated land and how the cost would be assessed to property owners. In 1934 the park board designated 43 acres of land for purchase and did assess property in the district. It was one of the park board's few land acquisitions from the beginning of the depression until after World War II. The creek and park are named for Joel Bassett, the first settler on the creek's banks, a member of the city council in 1872, and the first

judge of probate in Hennepin County.

Improvements to the land began almost immediately using labor from federal work relief programs. The land at an old dump at Russell and 2nd Avenue North was raised about five feet and converted into a five-acre ball field. The creek bed was cleaned between Penn and 6th Avenues North and, where the banks of the creek were steep, stone walls were constructed. In addition a concrete dam was built near the Fruen Mill. The land north of Glenwood Avenue and east of the creek, which had previously been a dump, was graded. Similar work continued in 1935, still with federal assistance, including the deepening of the creek. In 1936, four clay tennis courts were added to the park, two near Glenwood Avenue and two near Chestnut Avenue. Federally funded improvements continued in 1937, most notably the creation of two lagoons. The park was enlarged in 1944 by more than three acres when the park board agreed to swap two acres of park for more than five acres of railroad land beside the park.

Following the initial improvements to the park with federal funding, very few improvements were made to the park for many years. The next time that Bassett's Creek featured in park plans was in the 1950s when the water flow in the creek was coveted to raise the water levels in the Chain of Lakes to the south. Unlike Minnehaha Creek, Bassett's Creek never seemed to run out of water, so it was considered the best source for more water in the lakes. In 1958 a pipeline and

pump were constructed from Bassett Creek to Brownie Lake. Water pumped into Brownie Lake flowed into Cedar Lake, Lake of Isles, and Bde Maka Ska, and eventually reached Lake Harriet. The new pumping station succeeded in raising the levels of those lakes more than four inches in 1958, but that wasn't enough. After examining several alternatives, including capturing water from air conditioners in downtown office buildings for pumping into the lakes, the park board built a pipeline to the Mississippi River to pump river water to the Bassett's Creek pumping station and from there to the lakes. That pump began operation in 1966 and continued periodically through the 1970s and 1980s.

Another ball field was constructed in the park near Thomas Avenue in 1968 when a swampy section of land was filled. An offer of free fill from a local contractor proved too attractive to pass up. Additional improvements to the park, including the addition of a "totlot," were completed in 1990. The most recent changes in the park began in 1996 with the creation of a commuter biking trail (the Luce Line Trail) through the park to connect to Bryn Mawr Meadows Park and the Cedar Lake Trail to downtown. The last connection of biking trails occurred in 2002 when the Luce Line Trail was connected through Wirth Park to the Bassett Creek Trail.

EXISTING CONDITIONS AND CHARACTER

Today, Bassett's Creek Park features a wide variety of recreational opportunities and landscapes, though its overall property ownership

is rather segmented and split by railroads, roadways, and the creek itself. Two railroad lines run through the valley—the active BNSF corridor and the abandoned CP Rail/Soo Line corridor. These two rail rights of way actually cross each other just east of Penn Avenue. In the northwestern portion of the park, the former Fruen Mill and associated developments (including the Utepils taproom) nestle against the creek and are in essence surrounded by the park. MPRB has been working with the developers of this area to better organize land ownership and collaborate on park connections. In the middle of the park, Penn Avenue bridges the entire valley, while at the eastern end Cedar Lake Road also bridges over the park, providing access only via a short block of Chestnut Avenue.

The southern portion of the park is bounded by the creek, Chestnut Avenue, and the residential back yards of houses on Vincent Avenue. This area has the most topographical change, with fairly steep hillsides—laced with natural surface trails and WPA features like stairs and a bridge—offering forested strolls. Below this hillside is a lower wet area that is regularly inundated by groundwater. On the edge of this wet area are a play area and a pair of tennis courts that likely date from the WPA era. Other than the natural surface trails in the woods, walkways and neighborhood connections in this portion of the park are lacking—there is not even a sidewalk along Chestnut Avenue. The abandoned CP Rail line runs between the creek and park in this area, and it is regularly frequented by pedestrians and fat-tire bicyclists. A small wood trestle bridge

connects this corridor northward to the Fruen Mill development site.

The active recreational facilities lie north of the creek. Three ball diamonds (primarily used for kickball leagues) occupy the western end of the park north of the creek, adjacent to Inglewood Avenue. East of Penn Avenue is a large open multi-use field that is used frequently for practices for rugby, lacrosse, and other sports. This field is at a lower grade than the adjacent 1 ½ Avenue. Near Morgan Avenue at the eastern end of the park is another play area. The Luce Line Trail passes through this northern half of the park, connecting Glenwood Avenue and Cedar Lake Road on its rather circuitous route between Wirth Park and the Cedar Lake Trail (see the Luce Line Regional Trail section for more on this facility). The active BNSF rail line separates the western end of the park from the creek and the development site. After the two rail lines cross near Penn, the abandoned CP Rail Line crosses the creek on a small wooden trestle (that corridor's 2nd trestle in the park) and continues eastward under Cedar Lake Road.

The creek itself takes a scenic and varied meander through the park. South of Glenwood and near the Fruen Mill, WPA stone walls and a concrete dam create an appropriately mill-town sort of feel, with the lovely sound of rushing water and the cool of overhanging trees. Downstream of the 1st CP Rail bridge, the creek widens into a slack pool with vegetated edges before passing under a BNSF bridge and then a small and possibly unnecessary culvert right beneath Penn Avenue. (It is possible this

was the original Penn Avenue “bridge” over the creek, but that Penn was later modified to bridge the entire valley, leaving behind this bridge-under-a-bridge.) After this culvert, the creek winds back and forth before exiting the park at Cedar Lake Road. The Bassett Creek Watershed Management Commission, in partnership with the City of Minneapolis and MPRB, has expended significant effort over the years to improve water quality in Bassett’s Creek, including major rehabilitation work upstream in Wirth Park. The creek, therefore, is a lovely though underappreciated northside amenity. In part, it is underappreciated because it is hard to see or interact with the creek from Bassett’s Creek Park. In many places, railroad corridors cut the water off from the park, and in others there are few opportunities to interact with the waterway. Though Bassett’s Creek—because of its many very low bridges and relative shallowness—will not likely become a paddle-sports destination, it can still be highlighted as one of the important water features around which the Minneapolis park system was built.

It is also important to note that several geopolitical boundaries run down the center of the creek (and therefore split the park in two). City Council wards and MPRB Districts have boundaries in the creek. MPRB also divides its North and Southwest operational service areas at the creek. It is the traditional and nominal (in terms of street identifiers) boundary between north and south Minneapolis, between the Harrison and Bryn Mawr neighborhoods. And yet, this is considered a single park in the

Minneapolis system. This is an even greater reason to stitch the park together around the water, so Bassett’s Creek can be not a divider, but a unifier.

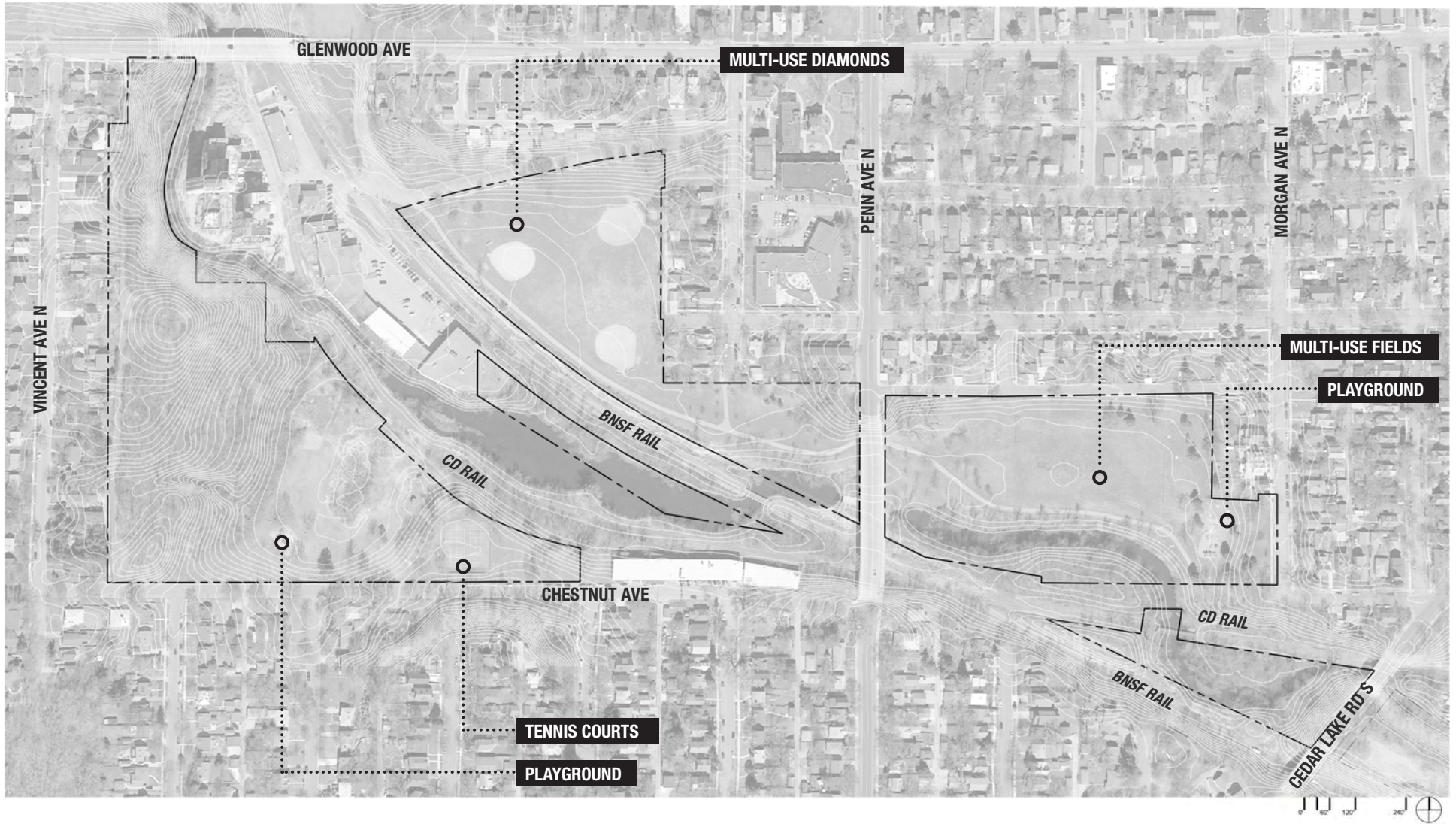
THE PROPOSED DESIGN

The design for Bassett’s Creek Park creates better connections throughout the park, while mostly retaining and improving the amenities that are there today. One significant change that is discussed elsewhere is the re-configuration of the Luce Line Regional Trail onto the abandoned CP Rail/Soo Line railroad corridor. This move would require acquisition of this corridor, something that should be accomplished in collaboration with several other public and private partners. The exact plan for the Luce Line is covered in detail in the section on the Luce Line Regional Trail (see the Regional Facilities Master Plans at the end of this chapter). It is important to note here, however, that acquisition of this land and development of the trail will connect the southern side of the park directly to the creek and offer opportunities for overlooks and/or access to the water. The small bridge downstream of the dam connects the southern half of the park to the development site. The eastern end of the park will benefit from acquisition with a new walking loop around the multi-use field that crosses the Penn Avenue “culvert”, follows the Luce Line across the downstream bridge, then loops past the play area and around the bottom of the slope below 1 ½ Avenue.

Staying with the eastern end of the park, the

Morgan Avenue play area is renovated in its current location. The existing Luce Line trail remains in place as a park connector along the north side of the creek. The large multi-use field is retained, but in order to address concerns of neighbors about primarily spectator use of 1 ½ Avenue and parking along that street, a pathway below the slope encourages people to move down into the park. Steps and a ramp down the slope create access and spectator seating down off the street. An open-air picnic shelter with space for portable restrooms is located at the western end of this area, again down below the slope and away from homes. Angled parking along the park side of 1 ½ Avenue (implemented in collaboration with the City) will help alleviate parking issues in the area. MPRB will also work with the City to explore converting 1 ½ Avenue into a one-way eastbound street.

A similar street rethinking will also alleviate parking issues near the three diamonds at the western end of the northern half of the park. Those diamonds remain and a similar open-air shelter and portable restroom area increases comfort for trail and field users. Inglewood would see angled parking and possible conversion to another eastbound one-way, in collaboration with the City. Between these two sports and strolling areas, just west of and underneath the Penn Avenue bridge, is a small off-leash dog park. Though it would most likely need to be geared toward smaller or calmer dogs due to its overall size, this facility would provide a nearby option for the many dog owners in the area. Due to the dog park’s proximity to the



EXISTING CONDITIONS: BASSETT'S CREEK PARK



PROPOSED PLAN: BASSETT'S CREEK PARK

Proposed Plan: Willard

creek, it should only be implemented in concert with aggressive water treatment practices. MPRB also recommends removal of the Penn Avenue “culvert,” while preserving a footbridge connection between the north and south sides of the creek. Even if the culvert is providing some flow restriction, that could still be accomplished without the long pipe currently in place. The creek seems to disappear in this location, and daylighting it would enhance visibility and aesthetics.

The southern position of the park is largely unchanged, with the obvious improvement of the Luce Line Trail land providing direct access to the lagoon portion of the creek. The play area is reconstructed in its current location, and the tennis courts are retained and improved to include a backboard for solo play. The large wet area is transformed into a stormwater-treating high quality wetland, with new paths connecting over to the Luce Line and interpretive information about wetlands and water treatment. This facility could be implemented in collaboration with the watershed district. In the forested hillside area, the natural surface trails are retained and improved, as are the various WPA stone features, including the walls along the creek itself, which create level ground for a pathway connecting northward under the Glenwood Avenue Bridge to Theodore Wirth Park. A new sidewalk is installed along Chestnut Avenue.

The acquisition of the CP Rail corridor for the Luce Line will be a game-changer for Bassett’s Creek Park, allowing for connections across the creek stitching the park together and

connections along the creek connecting to Theodore Wirth Park and Bryn Mawr Meadows. Other improvements to existing facilities within this overall context of connection will create a unifying creekside green space.

CONNECTIONS BETWEEN PARKS

The Luce Line Regional Trail, which currently runs through the park and will continue to on a new corridor, connects westward to Wirth Park and points even farther west via Three Rivers Park District trails, and eastward to Bryn Mawr Meadows and then to the Cedar Lake Trail via the proposed light rail station. A proposed park connection heading southwest from the southern portion of the park connects via city streets and undeveloped forested properties near Anwatin School to Wirth Park, very near Eloise Butler Wildflower Garden and Bird Sanctuary. This connection allows a moderate-distance hiking loop from Bassett’s Creek through Wirth Park, past the beach, then back to Bassett’s Creek.

KNOWN LAND USE AND COORDINATION ISSUES

Implementation of angled parking and one-way street conversion will require coordination with the City of Minneapolis.

MPRB continues to work with adjacent developers on land ownership, beneficial land swaps, and connections between the park and development site. MPRB sees the success of development here as mutually beneficial to park and development and will continue to

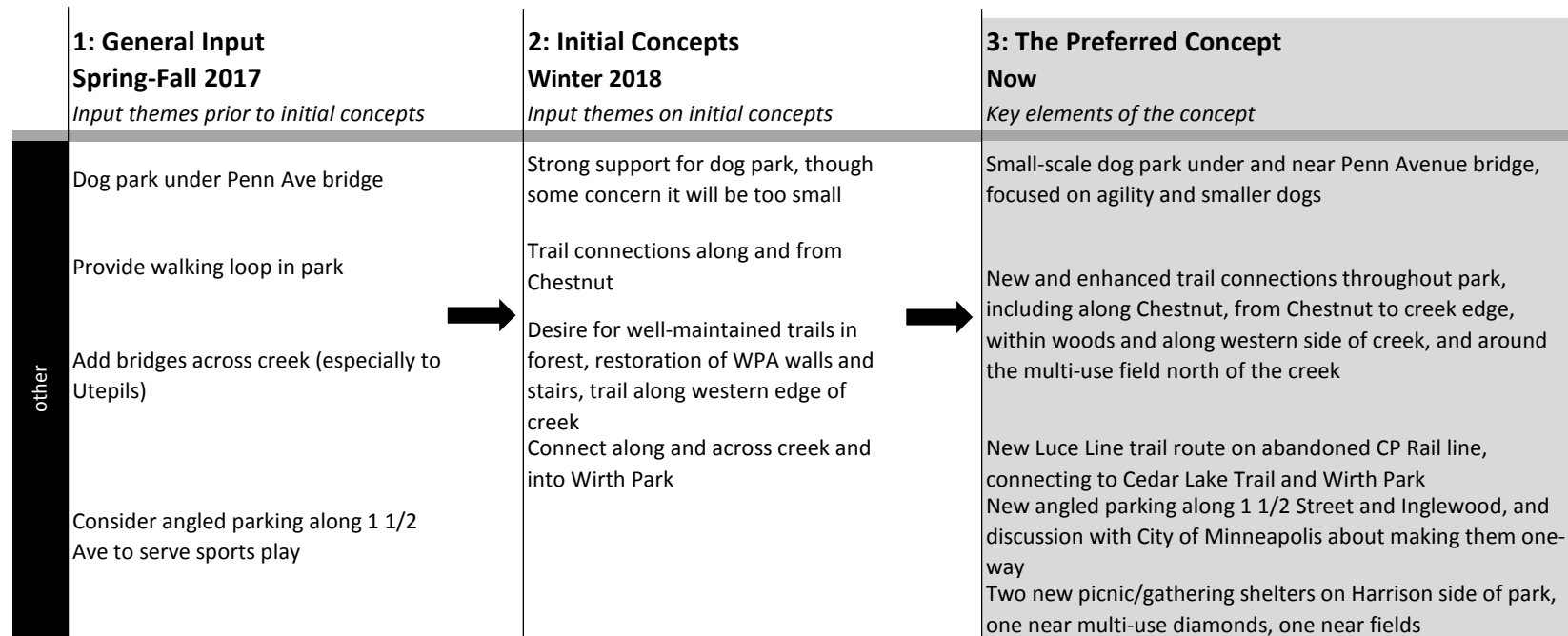
coordinate around park development and land management.

Acquisition of the CP Rail corridor will require coordination with several partner entities, including (but not necessarily limited to) the City of Minneapolis, private developers in the Fruen Mill and Bassett’s Creek Valley areas, and Three Rivers Park District (see the Luce Line Regional Trail section for more detail).

PROCESSES

	1: General Input Spring-Fall 2017 <i>Input themes prior to initial concepts</i>	2: Initial Concepts Winter 2018 <i>Input themes on initial concepts</i>	3: The Preferred Concept Now <i>Key elements of the concept</i>
aquatics	no comments →	no comments →	No aquatic facilities planned for this park
play	Chestnut playground not well liked → No comments on northeastern playground	no comments Need restrooms near the playground → Don't move the northeast playground	Improved traditional play area on Chestnut side in same general location Improved traditional play area near Morgan Ave in same general location
athletics	Field is lumpy and unplayable Rugby and soccer played here, the kids need soccer nets → High kickball use here	no comments →	Retain and improve multi-use field near 1 1/2 Street Retain and improve three multi-use diamonds
courts	no comments →	Repave the tennis courts →	Tennis courts along Chestnut retained and improved
winter	Need ice rink →	Mixed opinions on skating rink: many like it, some feel it will make the park too busy → More lighting near sledding hill	No winter facilities planned for this park except sledding Impromptu sledding hills kept free of obstructions
landscape	no comments →	Reinforce creek banks and preserve natural environment → Support for wetland improvement on Chestnut side	Enhance creek environment through landscape restoration, stormwater management, and creation of new wetland areas south of the creek Enhance woods in western portion of park through invasive species control

PROCESSES



OPERATIONS ESTIMATE

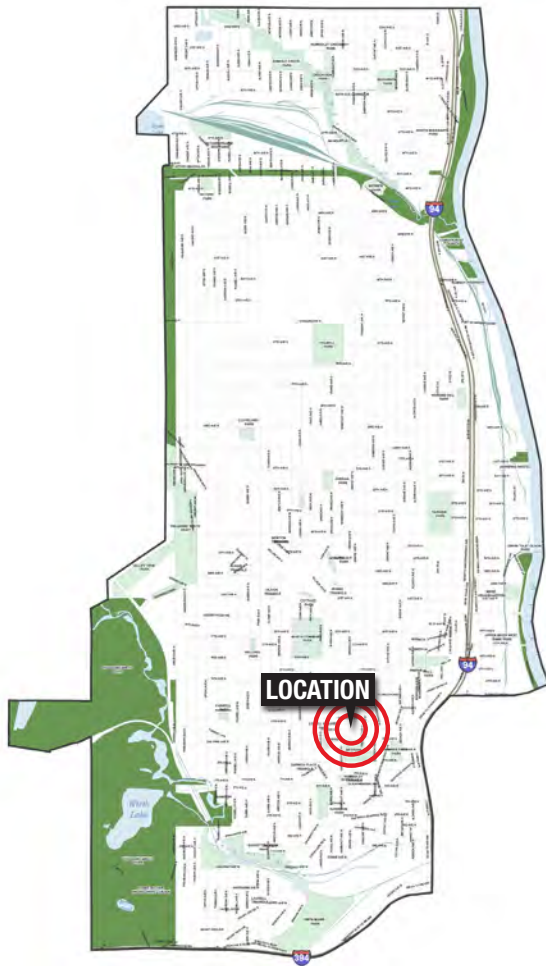
BASSETT'S CREEK			
FACILITIES	Total Per Unit Operations Cost	△ Qty	△ Cost
Group Shelter	\$ 4,000	2	\$ 8,000
Dog Park		1	\$ -
Difference			\$ 8,000

COST ESTIMATE

Park Name	Asset Type	Project	2019 ESTIMATED COST/PROJECT	NOTES
Bassett's Creek	Play	Chestnut: Traditional Play Structure in existing container	\$ 806,809	
Bassett's Creek	Play	Morgan: Traditional Play Structure in existing container	\$ 806,809	
Bassett's Creek	Athletics	Athletic Field renovation, west: 3 multi-use diamonds	\$ 1,338,354	
Bassett's Creek	Athletics	Athletic Field renovation, east: multi-use field space	\$ 450,864	
Bassett's Creek	Courts	Tennis Court (2)	\$ 246,789	
Bassett's Creek	Landscape	Naturalized areas	\$ 303,740	
Bassett's Creek	Landscape	New angled parking along Inglewood and 1 1/2	\$ 426,153	
Bassett's Creek	Landscape	Restoration of WPA walls, stairs, etc.	\$ 1,898,374	
Bassett's Creek	Landscape	Enhancement of creek corridor: streambank restoration, riffles, bridge modification	\$ 1,139,024	
Bassett's Creek	Landscape	Wetland restoration and interpretation, near Chestnut playground	\$ -	Project likely led and managed by Bassett's Creek Watershed
Bassett's Creek	Other	Group picnic/spectator shelters (2)	\$ 208,821	
Bassett's Creek	Other	Renovate walking paths	\$ 1,290,894	
Bassett's Creek	Other	Off-leash Dog Park	\$ 180,346	
Bassett's Creek	Other	Miscl. signs, trees, furniture	\$ 181,940	
Bassett's Creek		TOTAL	\$ 9,278,916	

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BETHUNE PARK



LOCATION AND HISTORY

Bethune Park is located north of Highway 55 between Emerson and Humboldt Avenues. It shares a large block with Bethune School and the Phyllis Wheatley Community Center, which is run by a nonprofit organization. The first mention of the park site is found in the 1962 annual report of the park board, which noted that funding was earmarked for a park if the Minneapolis housing authority had land available for park development at the site. Additional capital improvement funds were targeted for development of the site as a park in 1967 and 1968.

In 1965, the site for the park and a new elementary school was selected and preliminary plans for the site were developed in conjunction with the housing authority as part of a major urban renewal project in the area. The next year, the park board received approval from the Department of Housing and Urban Development (HUD) for a grant for federal funds to help develop the site as a park-school-social agency complex. As part of planning for the joint use of the property by the park and school boards and a social service agency, the park board contracted with Phyllis Wheatley Neighborhood Services to operate programs at the planned facility. The local-Federal deal was finalized in 1968 and a joint-use agreement was signed with the school board for the recreation center attached to the school. The intent of the park board and the

housing authority at the time was to trade land, with the park board acquiring land for Bethune Park and the housing authority getting the land that was then Sumner Field Park for housing development. The second step of that agreement was never completed, however, and the park board retained Sumner Park, too. Development of the park began in 1969.

The park, originally referred to as Grant Park after Grant School nearby, was officially renamed in 1972 to honor Mary McLeod Bethune, a teacher and civil rights activist. The name of the elementary school next to the park had already been changed from Grant to Bethune. Bethune was the founder and long-time president of Bethune-Cookman University in Daytona Beach, Florida. She was a special advisor to President Franklin D. Roosevelt on minority affairs in the 1930s and vice president of the NAACP in 1940.

In 1989 the park board renovated the community center and the park, including a new tot lot for small children, which was dedicated in 1990. The playground and wading pool were replaced in 2015 and 2016.

EXISTING CONDITIONS AND CHARACTER

Bethune is a park with two distinct halves. The eastern half, near the school and the community center, is highly active, with children playing in the play area, in the wading pool, and on the basketball courts at all times of day—

but especially when school is in session. The basketball court near Emerson Avenue features one full court and one half court, an arrangement that the community enjoys. Two separate play area containers feature new equipment for two different age groups. Between these is a large hard surface plaza which is used for court games and other play activities by the school and community center. The wading pool, just west of the play areas, is recently renovated and features a zero-depth entry.

The western half of the park is composed of a large open field that is elevated above the eastern half of the park. The field has no formal striping and contains no infields nor backstops. It is not quite level, rising gradually upwards toward the north. A large wall elevates the field above the community center parking lot. When this field was originally constructed, poor soil was included in the mix inadvertently, and the field was then capped with better soil, which is the reason for the higher elevation. Any field improvements will need to take this fact into account.

A lovely tree-lined pathway runs along the southern edge of the park, providing through access between Emerson and Humboldt Avenues. This is a pleasant stroll, and it also provides park access for several multi-family housing developments to the south of the park. A public artwork in the form of a seating circle is located near the eastern end of the walk.

Bethune Park feels as if it has great potential

but is underutilized. Amidst the various play features are areas of open turf of poor quality with no discernible purpose. The large open sports field is used for ad hoc games, but is rarely programmed. It is, however, located in a high density neighborhood with a high population of youth. With some improvement, Bethune could play host to a wider variety of activities than it does today.

THE PROPOSED DESIGN

The proposed design for Bethune Park retains the two halves of the park with their separate purposes, but makes improvements to and adds new amenities to both. In the eastern half, the basketball courts are retained and improved in their current configuration. The wading pool, too, is preserved as it is. The play areas are expanded and reconfigured somewhat, to add equipment and allow for more play space. The hard surface plaza is retained in part, but also reconfigured. It and the play area containers are modified to create a more flowing, curvilinear play zone. Play is also expanded toward the west and south in the form of a nature play zone. This area could feature a combination of constructed hills, sand play, large logs and tree trunks, and other elements that focus play on cooperation and creativity in nature. Naturalized areas enclose the eastern half of the park.

The western half of the park features a new baseball diamond geared toward the high school age group and equivalent users. This diamond would replace the one at North Commons and

would likely be the new home of the North High School teams. The remainder of the western open field has enough size for several youth soccer fields, which allows for programming options in the park. These also provide additional space for athletic programs at other parks in the community at large. Though these fields would overlap the baseball outfield, consideration should be given to the ability to install removable outfield fencing for the baseball diamond, to improve the quality of play here.

Also in the western half of the site, near the highest point of the park, is a new open air picnic shelter and picnic area. Some of the picnic area would be on hard surfacing for accessibility and ease of hosting larger events. The picnic shelter is combined with a small enclosed storage area for sports equipment. A drinking fountain and temporary toilet enclosure should be placed near the picnic shelter. Paths connect all the way around the fields and diamonds and over to the eastern half of the park. These serve as walking loops within the park and allow full access to all facilities. The northwestern corner of the park is naturalized with pollinator habitat—a lovely addition to the picnic area. The improvement and addition of amenities to Bethune will allow it to continue to serve the neighborhood while realizing its full potential as an active community center.

CONNECTIONS BETWEEN PARKS

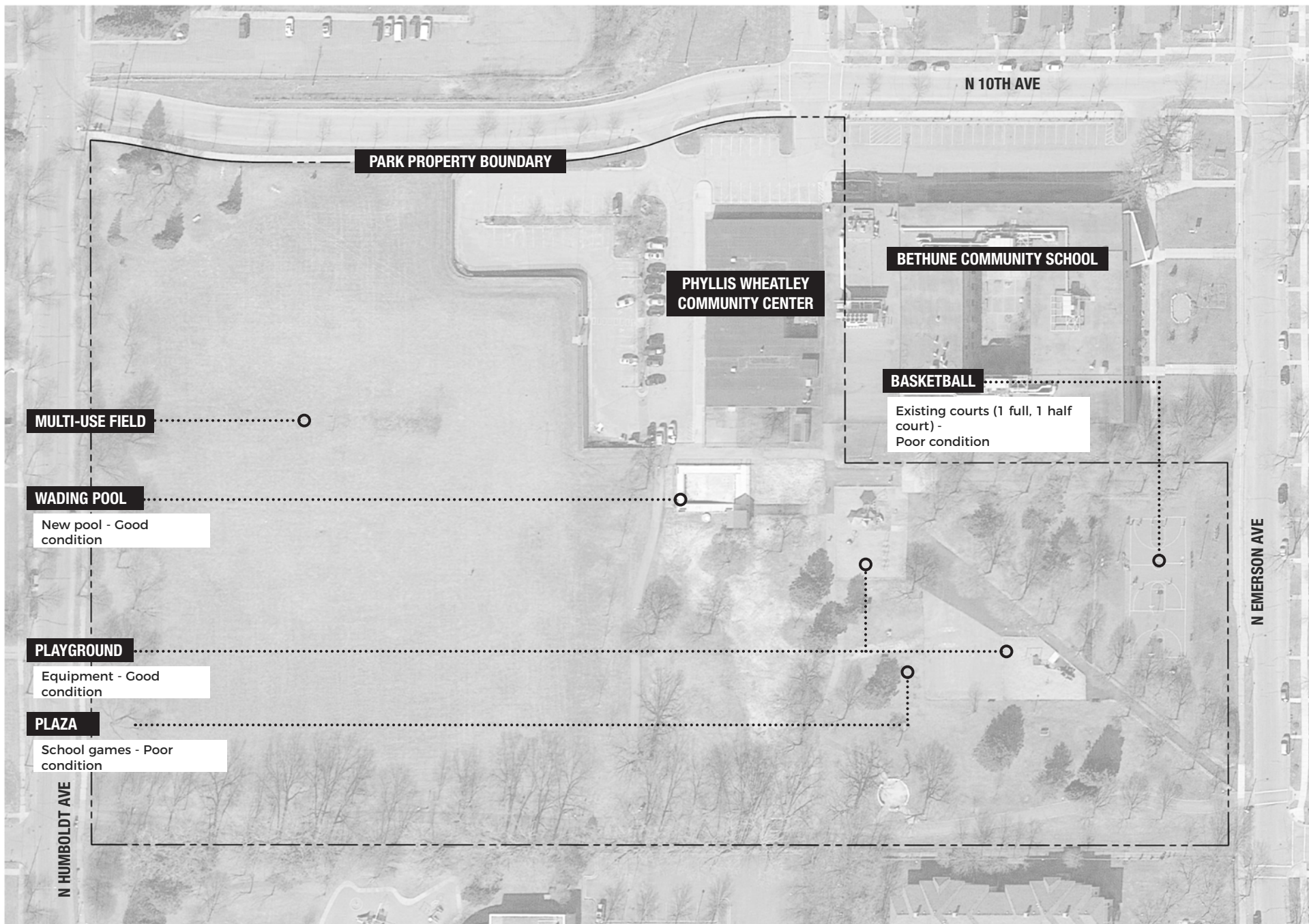
A proposed park connection along 8th Avenue—which runs along the pathway at the southern

edge of the park—connects to Barnes Place to the west and to Sumner Field to the east. Near Sumner Field, the Heritage Park trail system connects southward to the Grand Rounds via Van White Boulevard.

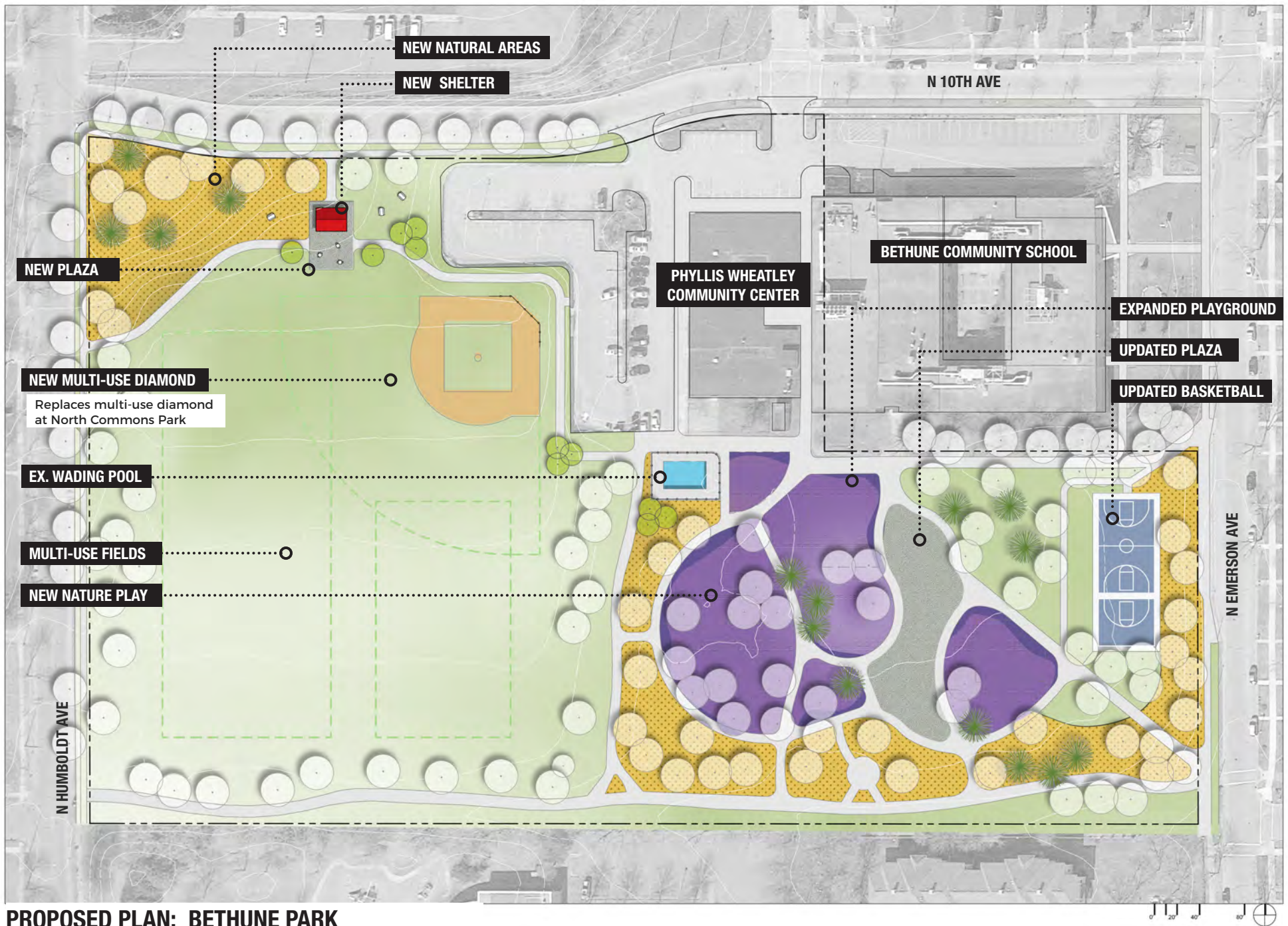
The Olson Highway cycle track, to be constructed along with the Blue Line Extension light rail, runs one block south of the park. The Van White Station is also one block south of the park.

KNOWN LAND USE AND COORDINATION ISSUES

Both Bethune Community School and Phyllis Wheatley Community Center may have property lines that overlap the park. The community center and its parking lot sit on park land. Coordination with both entities will be important prior to capital improvements.



EXISTING CONDITIONS: BETHUNE PARK



PROCESSES

	1: General Input Spring-Fall 2017 <i>Input themes prior to initial concepts</i>	2: Initial Concepts Winter 2018 <i>Input themes on initial concepts</i>	3: The Preferred Concept Now <i>Key elements of the concept</i>
aquatics	Pool well liked, desire for drinking fountains, Trash cans, restrooms →	no comments →	Wading pool retained in existing location
play	Playground well liked, though would like more equipment →	no comments →	Expanded traditional play area in same location, building on existing equipment recently installed New nature play area adjacent to existing play area
athletics	Multi-use field not well liked, likely due to condition → Suggestion for ball diamond →	Support for baseball/football in Concept A Support for multi-use fields in Concept B →	New baseball diamond, to replace the one removed at North Commons Improved multi-use fields
courts	Basketball court heavily used and well liked →	Support for sand volleyball Support for pickleball in Concept B →	Basketball retained in same location and configuration, but upgraded Sand volleyball and pickleball not included due to space considerations
winter	no comments →	no comments →	No winter activities planned for this park
landscape	Suggestion for butterfly area with seating →	no comments →	Natural areas included around edges of eastern end of park
other	Seatwall/art area disliked; exactly why is unclear → Desire for BBQ grills/picnicking →	Like picnic grills, consider covered shelter →	Improved walking trails around park New group picnic/gathering shelter with tables and grills near athletic fields

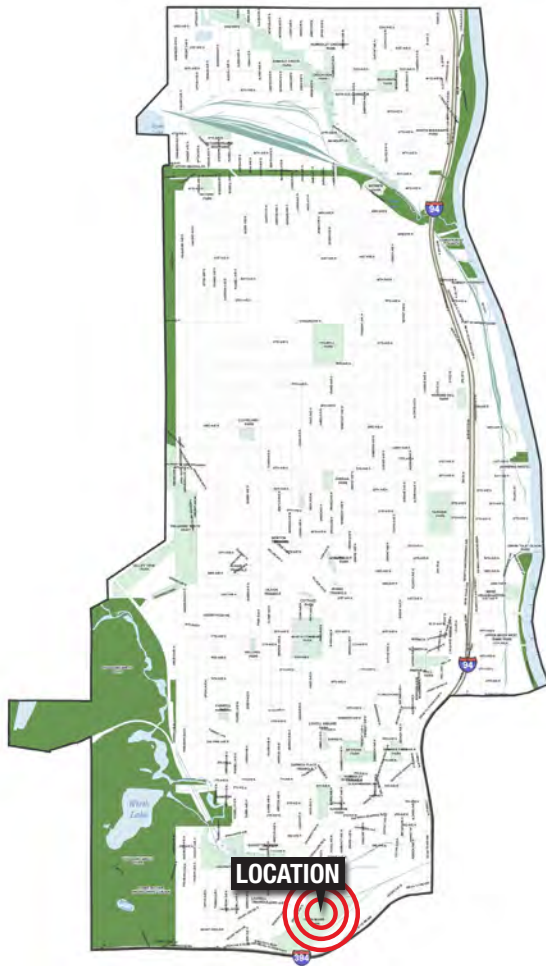
COST ESTIMATE

Park Name	Asset Type	Project	2019 ESTIMATED COST/PROJECT	NOTES
Bethune	Aquatics	Wading pool	\$ 854,268	Pool recently replaced: cost included to reflect total park renovation, including recent costs
Bethune	Play	Traditional and Nature Play Structure in existing and new container	\$ 1,210,213	Play recently replaced: cost included to reflect total park renovation, including recent costs
Bethune	Athletics	Athletic Field renovation: 1 premier diamond and multi-use field space	\$ 1,653,721	Increased 15% over standard due to poor soils
Bethune	Courts	Basketball Court (1 full court, 1 half court)	\$ 199,329	
Bethune	Landscape	Naturalized areas	\$ 66,443	
Bethune	Other	Group picnic shelter: new shelter near sports fields and gathering area	\$ 332,215	
Bethune	Other	Renovate walking paths	\$ 880,846	
Bethune	Other	Miscl. signs, trees, furniture	\$ 103,941	
Bethune	TOTAL		\$ 5,300,977	

OPERATIONS ESTIMATE

BETHUNE			
FACILITIES	Total Per Unit Operations Cost	△ Qty	△ Cost
Nature Play	\$ 7,500	1	\$ 7,500
Multi-use Diamond	\$ 20,000	1	\$ 20,000
Group Shelter	\$ 4,000	1	\$ 4,000
Plaza	\$ 10,000	1	\$ 10,000
Difference			\$ 41,500

BRYN MAWR PARK



LOCATION AND HISTORY

Bryn Mawr Meadows Park is located just north of I-394 in its namesake neighborhood. It is a large park with many athletic fields and diamonds. Bryn Mawr takes its name from John Oswald's farm, which once occupied that region of the city. Bryn Mawr means "great hill" in Welsh. As early as the 1860s, Oswald grew tobacco on his farm and also produced fruit wines there. Oswald was a commissioner on the first park board created by the legislature in 1883. In 1910 Oswald's heir offered to sell part of Oswald's estate to the park board, but Theodore Wirth's assessment of the property at the time was that it did not offer any "special advantage" except as part of a parkway to connect The Parade and Loring Park to Glenwood (Wirth) Park through Bassett's Creek Valley. He stated that compared with other needs in the park system it was of "little importance." Nevertheless, in 1911 the park board purchased 39 acres (leaving out the far western end that would have connected Bryn Mawr to Glenwood Park) without a promise to improve the land. The cost of the purchase was assessed on property in the neighborhood.

The first suggestions for improvement of the land were made in 1915 when Wirth recommended converting the land into an equestrian center, complete with horse-riding park and polo grounds. The park board did build a baseball field in 1922, but never moved ahead with the equestrian center. In 1929 Wirth presented a plan

to improve the 39 acres of "almost useless" land. The plan included the improvement of Bassett's Creek from Glenwood to Bryn Mawr. The Bassett's Creek Valley land was acquired in 1934.

The first building constructed at Bryn Mawr was a combined toilet building and storage shed to serve the athletic fields in 1953. In addition about 7,000 yards of clay were removed from the playing field areas and replaced with a good grade of black fill. A small part of Bryn Mawr was lost to freeway construction in 1966, but freeways ultimately resulted in the enlargement of the park. Seven athletic fields at The Parade were lost due to freeway expansion and the park board replaced some of that loss by expanding Bryn Mawr and building more playing fields there. Important renovations were made to Bryn Mawr's playing fields in 1992. Bryn Mawr was connected to the Luce Line bicycle trail in 2005, which connected paths from Wirth Park with the Cedar Lake Trail and links to downtown Minneapolis.

EXISTING CONDITIONS AND CHARACTER

Bryn Mawr Park today is bounded by active rail lines on the north and southeast, the freeway to the south, and Morgan Avenue to the west. It is one of the city's primary athletic complexes, along with Northeast, Bossen Field, Lake Nokomis, and Nieman. As such, it is home to 13 ball diamonds of varying quality, lighting, and sizes. Most are arranged so their outfields overlap, so not all can be utilized at once. Several

soccer fields can also be found here, and cricket is avidly played—though the pitches overlap ball diamonds, paths, and trees. Batting cages used by cricket players are located in the northeastern portion of the park. A large parking lot adjacent to Morgan and Laurel serves the entire site, but parking spills out onto surrounding streets.

Near the center of the park is a grouping of more neighborhood oriented facilities: wading pool, play ground, and basketball and tennis courts. A restroom and storage building in this area also serves as a warming house for the significant broomball program at this park. In winter, the lighted ball diamonds near the warming room are flooded for broomball rinks.

Trails wind throughout the park, but it is difficult to make interconnected walking loops. The Luce Line passes through the northern portion of the park and connects to an overpass of the railroad, which then connects to the Cedar Lake Trail. Another connection to the Cedar Lake Trail (albeit rather convoluted) passes under I-394, up a helix ramp and along the freeway, then down to the trail.

A variety of trees are scattered throughout the park, some large, though overall the park is an open field. A more forested hillside is found in the eastern end of the park, where it comes to a point between railroads. In general, the park tends to be wet, and some fields are hard to keep from getting regularly soggy. For this reason and to improve Bassett's Creek water quality, the Bassett's Creek Watershed Management

Commission is collaborating with MPRB and the City of Minneapolis on a feasibility study for a major stormwater management facility in the park. That study took place in concert with the NSAMP planning effort, to ensure environmental and recreational goals are aligned.

THE PROPOSED DESIGN

The design for Bryn Mawr seeks to recalibrate the balance between neighborhood amenities and city-wide athletic facilities. This is a profound change for the park, and will undoubtedly take place over many years and implementation phases. The primary change is to reduce the number but improve the quality of ball diamonds in the park. Six diamonds are arranged at the outer edge of the park, with outfields facing the railroad and freeway. The diamonds have outfields that do not overlap, and, in order to accommodate the current softball program at the park, at least four of them are lit. In the outfields are full-size soccer fields. A new cricket pitch overlaps the northernmost diamond, but its entire extent is free of ball infields, trees, and pathways. By moving these fields to the outer edge of the park, they will have a reduced impact on neighbors.

On the inner half of the park (nearer Morgan), a new arrangement of neighborhood focused amenities will both buffer the athletics from the neighborhood and provide enhanced options for non-athletic park use. These amenities center around a large grassy oval open for picnicking and impromptu play. A new and unique park

building curves around the eastern edge of the oval. This small glassy conservatory-like building will provide for extended year-round use of the park and offer a unique facility in the area. It also integrates closely with other park amenities, and allows for a phased approach to implementation. A new play area is located within the building footprint and could be built prior to the building construction. At the other end of the building, a basketball court could also be at first outdoors and then enclosed. In between, a vegetated, open area creates a lush atmosphere in winter for relaxing, play, reading, or indoor winter picnicking. It will also serve as the warming house for broomball and expanded free skating on the oval, which is flooded and lit in winter. At the play end of the building is an outdoor nature play area with water, possibly with spray jets and misters and running rivulets. Perhaps a large garage door at that end of the building could connect indoor and outdoor in summer. Perhaps the building is built in stages. Perhaps everything happens at once, creating a truly one-of-a-kind amenity for the park system. This conservatory is one of the four “big moves” identified in this plan and as such can only be implemented through significant collaboration, including financial. This new building cannot be implemented with MPRB funding alone, but will need investment from other community or private interests. It is for this reason that the play area and basketball court, which are critical elements of the park, can be built in place regardless of building implementation.

The 125+ stall parking lot is relocated farther into the park, between the athletic fields and conservatory. This location moves this heavy use away from adjacent neighbors, while still allowing visibility from Morgan Avenue. Access to the park remains at the intersection of Morgan and Laurel, though MPRB will take a more active role in traffic calming and management activities in the neighborhood.

A major stormwater feature including narrow channels and larger open ponds, all with naturalized edges, winds through the park between the conservatory and parking lot and near Morgan Avenue. This feature helps keep fields dry and improves water quality entering Bassett's Creek. By surrounding the conservatory, it contributes to a seamless indoor-outdoor experience in both summer and winter. The remainder of the non-sport area includes open air picnic shelters, paths through groves of trees, and naturalized landscapes.

Though the Luce Line no longer passes through the park, trails at the northern end of Bryn Mawr still connect to Bassett's Creek Park and on to Wirth Park. New trails connect throughout the park, creating a variety of walking loops of varying distances. Fitness stations make a training circuit through the park. Mountain bike training areas in the northern and eastern forested sections of the park are another unique draw to the park. The intent of these areas is to provide beginner options for learning the sport, and areas to practice tricks and stunts. These new bike play areas connect to Wirth Park's

many mountain biking options via the Luce Line Trail.

By shifting the balance between athletics and other activities in the park, Bryn Mawr will actually be used more frequently. With the reduction in ball diamonds, the current programs can still be accomplished—on higher quality facilities—while allowing space for exciting new developments. Parking and access may remain an issue without a perfect solution, but it is important to recognize that most Minneapolis parks—even athletic fields—are located within neighborhoods and surrounded by low-density residential areas. The proposed design mitigates some impact and encourages greater neighborhood use by moving athletics farther into the park and creating green buffers with neighborhood benefit.

CONNECTIONS BETWEEN PARKS

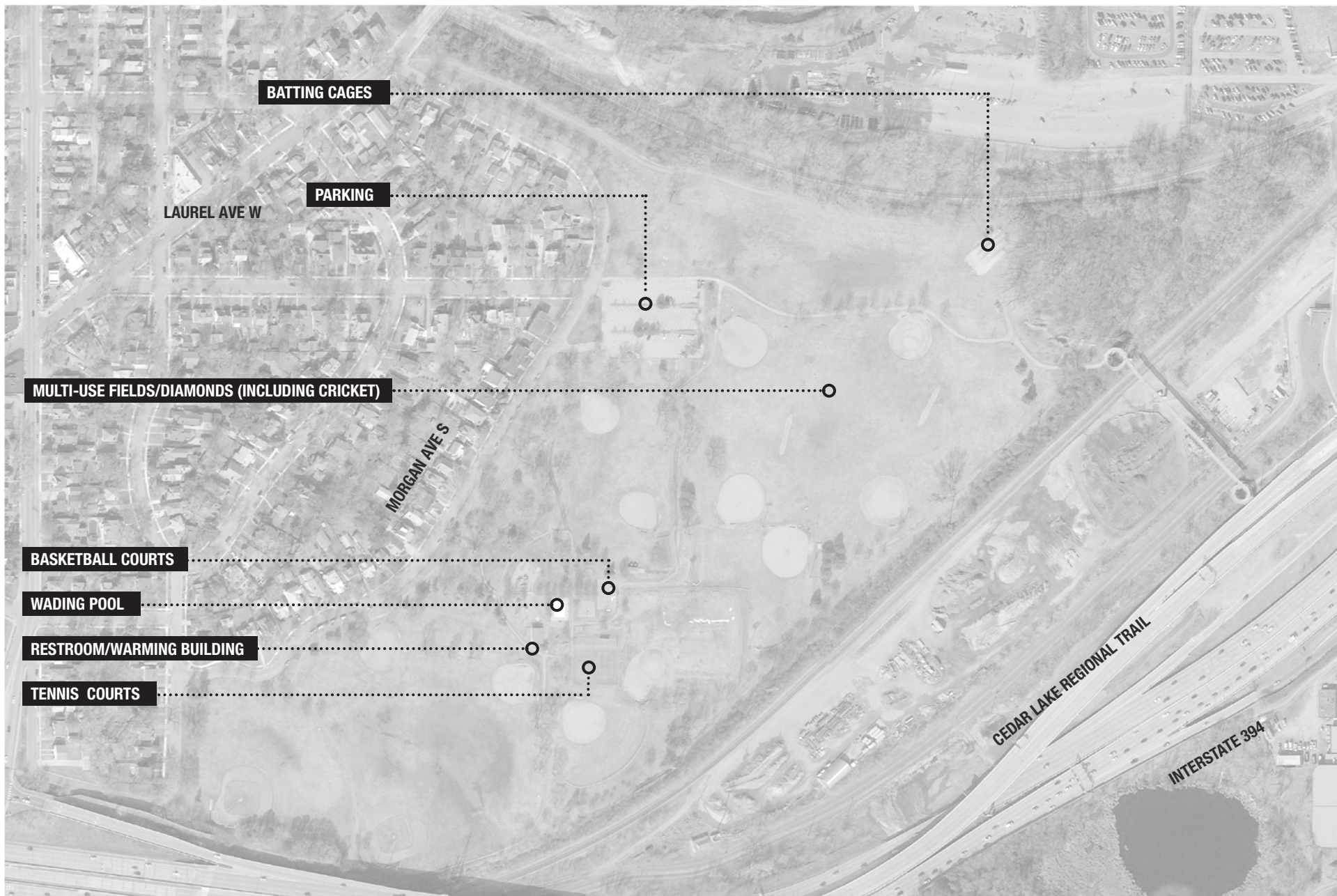
Though the Luce Line Trail is proposed to no longer pass through Bryn Mawr, a proposed trail connection from the northern corner of the park links to that trail, which travels westward through Bassett's Creek Valley to Wirth Park. City of Minneapolis proposed bikeway facilities on Cedar Lake Road connect northeasterly to Harrison Park and the trails along Van White Boulevard and southwesterly to Wirth Park via the I-394 frontage road.

KNOWN LAND USE AND COORDINATION ISSUES

Coordination with City of Minneapolis is necessary to implement safety improvements and traffic calming on Laurel Avenue.

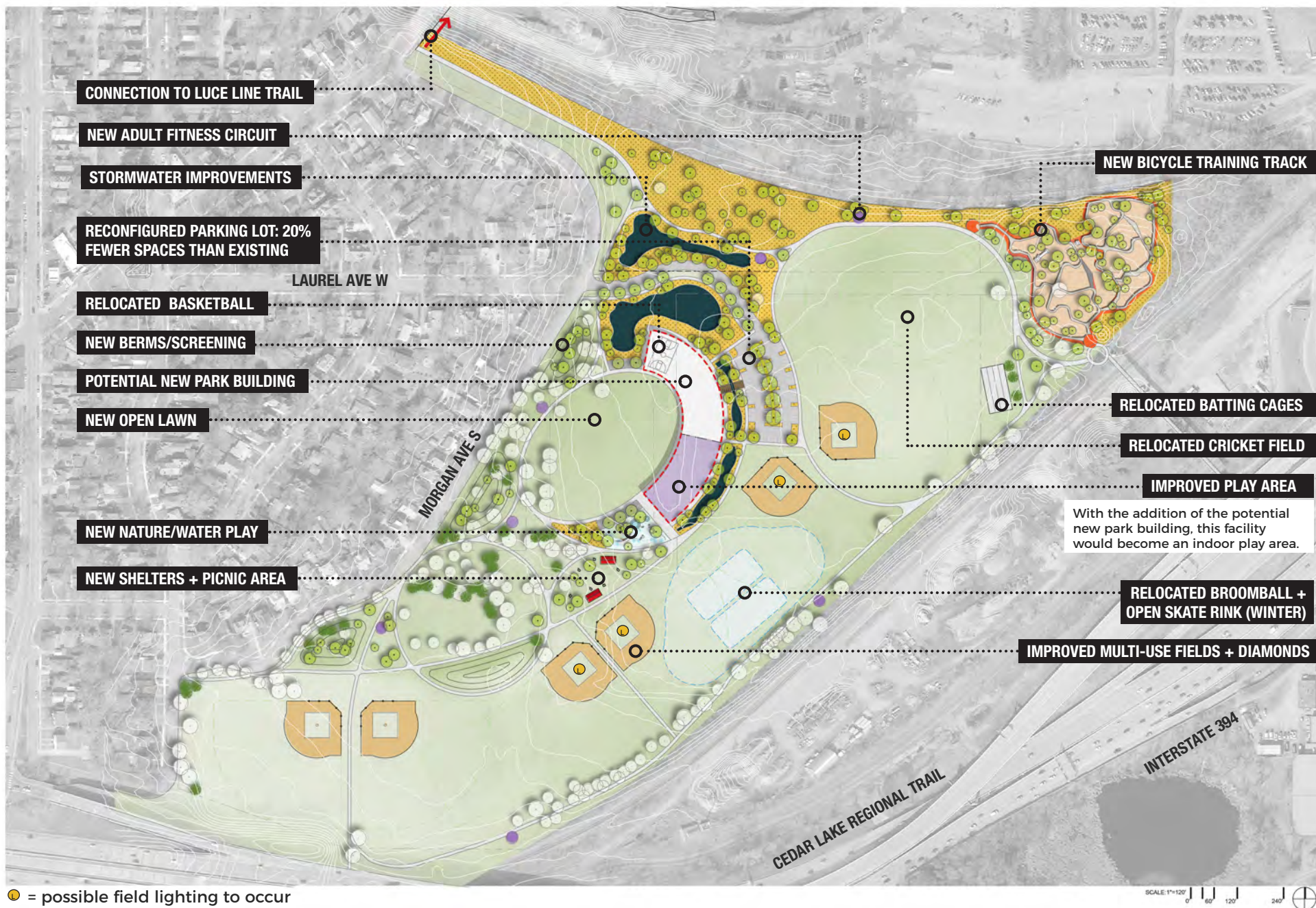
OPERATIONS ESTIMATE

BRYN MAWR				
FACILITIES	Total Per Unit Operations Cost	△ Qty	△ Cost	
Wading Pool	\$ 15,000	-1	\$ (15,000)	
Splash Pad	\$ 35,000	1	\$ 35,000	
Nature Play	\$ 7,500	1	\$ 7,500	
Outdoor Fitness	\$ 2,500	1	\$ 2,500	
Multi-use Diamond	\$ 20,000	-7	\$ (140,000)	
Tennis Court	\$ 1,500	-2	\$ (3,000)	
Half Court Basketball	\$ 1,000	-1	\$ (1,000)	
Skating Rink	\$ 30,000	1	\$ 30,000	
Bicycle Facility/Training Track	\$ 5,000	2	\$ 10,000	
Restroom/Storage Building	\$ 20,000	1	\$ 20,000	
Group Shelter	\$ 4,000	2	\$ 8,000	
Difference			\$ (46,000)	



EXISTING CONDITIONS: BRYN MAWR PARK





PROPOSED PLAN: BRYN MAWR PARK

PROCESSES

	1: General Input Spring-Fall 2017 <i>Input themes prior to initial concepts</i>	2: Initial Concepts Winter 2018 <i>Input themes on initial concepts</i>	3: The Preferred Concept Now <i>Key elements of the concept</i>
aquatics	Wading pool is in poor condition and needs upgrade →	Water play areas need shade Splash pad preferred to wading pool →	New water play / nature play area in community zone near building
play	Play areas in poor condition →	Support for play structure with climbing wall →	New water play / nature play area in community zone near building New play area with climbing within possible conservatory building (indoor year-round play)
athletics	Community and work group generally field there are too many ball diamonds in the park Ball diamonds are in poor condition, though they are important for recreational leagues → Need for improved facilities for field sports like soccer and cricket	Community tended to prefer concept with fewer ball diamonds Baseball fields (at western end) are not used, consider removing them → Need more soccer and multi-use fields, ideally with lighting Support for one large field to accommodate Australian rules football and cricket	Number of ball diamonds reduced to 6 from 13: elimination of three baseball, no overlapping outfields on 6 diamonds, lighting on at least 4 diamonds, all diamonds located along I-394 side of site Large and youth soccer fields overlap softball outfields, allowing for lighted fields New large-scale multi-use field (cricket and Australian football)
courts	no comments →	Need basketball hoops →	New basketball court located adjacent to or inside conservatory building
winter	Desire for general skating for the community in addition to broomball rinks →	no comments →	Broomball and skating included in outfields of new ball diamonds, with shared lighting

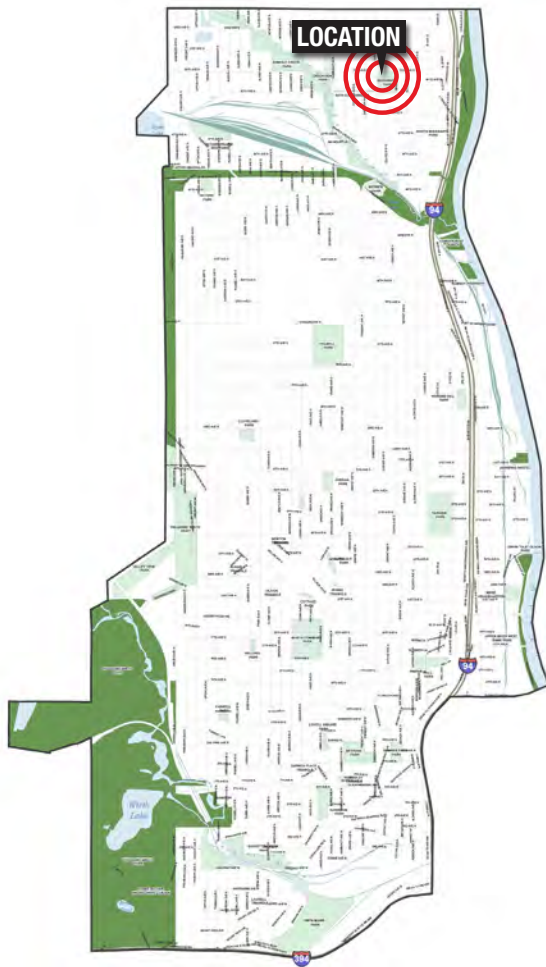
PROCESSES

	1: General Input Spring-Fall 2017 <i>Input themes prior to initial concepts</i>	2: Initial Concepts Winter 2018 <i>Input themes on initial concepts</i>	3: The Preferred Concept Now <i>Key elements of the concept</i>
landscape	<p>Desire for more varied natural environment, including groves, forests, wetlands, and grasslands, to enhance character of park</p>	<p>Water feature generally supported, along with other naturalized areas and tree plantings</p> <p>Maintain large open green area for unprogrammed play (neighborhood-focused)</p>	<p>New stormwater wetland and ponds incorporated into design as natural habitat and to help keep fields dry</p> <p>Existing forested area near Morgan retained, new trees planted throughout park</p> <p>New large open oval near neighborhood, and associated picnic lawn with shelters</p>
other	<p>Interest in winter use indoor facility, like a conservatory: something unique for this park</p> <p>Desire for more walking trail loops throughout park</p> <p>Significant concern about parking, traffic, and after-hours adult use of park</p>	<p>General support for a conservatory-like building, once understood by the community</p> <p>Concern about placement of conservatory building in viewshed of neighbors</p> <p>Like walking path around outside of diamonds</p> <p>Opposition to additional parking at western end of park</p> <p>Remaining concern about parking access from Morgan/Laurel, including suggestions to move entrance to Van White or directly off Cedar Lake Road</p> <p>Support for the bike park and mountain bike trails</p>	<p>New glassy conservatory-like building to serve as indoor play area, seating/gathering area among tropical gardens, and warming/storage area for winter and summer sports</p> <p>Extensive walking loops throughout park</p> <p>Parking moved farther into interior of park and shielded from neighbors by building and natural areas with entrance retained off Morgan/Laurel. MPRB commitment to work more proactively with City around traffic calming and pedestrian enhancement on Laurel.</p> <p>New mountain bike trails and training area in eastern woods</p>

COST ESTIMATE

Park Name	Asset Type	Project	2019 ESTIMATED COST/PROJECT	NOTES
Bryn Mawr	Play	Nature Play area with some water (mini splash pad)	\$ 806,809	
Bryn Mawr	Play	Traditional Play Structure in new container (possibly indoor, if building implemented)	\$ 806,809	
Bryn Mawr	Athletics	Athletic Field renovation: 6 premier diamonds (at least 4 lit) with fields in outfield, additional multi-use field space for cricket	\$ 5,278,694	
Bryn Mawr	Courts	Basketball Court (1) (possibly indoor if building implemented)	\$ 123,394	
Bryn Mawr	Landscape	Naturalized areas	\$ 249,636	
Bryn Mawr	Landscape	Stormwater management water feature	\$ -	To be implemented by Bassett's Creek Watershed
Bryn Mawr	Landscape	New parking lot	\$ 923,183	
Bryn Mawr	Landscape	Open Lawn, high quality	\$ 631,209	
Bryn Mawr	Other	Adult Fitness Stations	\$ 47,459	
Bryn Mawr	Other	Conservatory-like Building	\$ -	Final building design and size not determined under NSAMP; will require collaboration for implementation
Bryn Mawr	Other	Group picnic shelters	\$ 208,821	
Bryn Mawr	Other	New walking paths	\$ 2,095,805	
Bryn Mawr	Other	Bicycle Training Track (2)	\$ 949,187	
Bryn Mawr	Other	Miscl. signs, trees, furniture	\$ 223,436	
Bryn Mawr	TOTAL		\$ 12,344,444	

BOHANON PARK



LOCATION AND HISTORY

Bohanon Park is located in the northeastern corner of north Minneapolis, sharing a large block with Jenny Lind Elementary School. The park was the site of the city's workhouse and was called simply the Workhouse Site Playground from the time it was transferred from the city to the Park Board in 1935 until it was officially named John C. Bohanon Park in 1946. Bohanon was an early settler in that region of Minneapolis.

The park was originally graded and resurfaced as a Works Progress Administration project in 1940. In the late 1940s, Bohannon was one of 15 playgrounds in the city where the summer schedule of afternoon recreation programs was adjusted to provide morning activities because of a large number of younger children in the neighborhood. In 1951, at the request of the Jenny Lind School P. T. A., plans for the improvement of the Bohanon Field-Jenny Lind School Site were approved by the park board, the city planning commission and the school board.

The park was finally developed in 1956-1958 and integrated with the facilities of Jenny Lind School. New facilities included a wading pool, a hockey rink, floodlights, and a shelter building. The improvements were funded by bonds and property assessments divided fifty-fifty between the neighborhood and the city as a whole. The current Bohanon Park shelter was built in 1977. One hundred new trees were planted in the park in 2009, two tennis courts were replaced in 2012 and the basketball court was resurfaced in 2014.

EXISTING CONDITIONS AND CHARACTER

Bohanon Park shares a large block with Jenny Lind Elementary School, though the boundary between park and school is fairly well defined by a pathway connecting across the park at 50th Street. Play areas and a hybrid wading pool / splash pad occupy the northeastern corner of the park, near the school. Two tennis courts and one full-court basketball court sit adjacent to Dupont Avenue at the northwestern corner. The southern two-thirds of the park is home to a variety of athletic amenities, including a permanent hockey rink with paved surface and year-round boards three multi-use ball diamonds, and a large multi-use field that is often used for cricket matches. The field areas are sunken slightly below the surrounding streets and the remainder of the park, which in park makes them drain poorly. The fields are often wet and dry slowly, impeding their consistent use and reducing quality.

A landmark on the north side (and, in the opinion of history buffs, a landmark within the whole park system), a 1970s warming house sits along the eastern edge of the park, along Bryant Avenue. This green building with its unique swooped-up roof may not be entirely up to code and is likely small by today's standards, but it is a unique amenity worth recognition. The 49th Avenue trail corridor, an extension of North Mississippi Regional Park, runs along the southern edge of Bohanon, providing connections west to Shingle Creek and east to the Mississippi River.

Bohanon Park is a wide and open sports-focused park with some typical neighborhood amenities. It sees use from both the school and the surrounding single-family neighborhood, as well as drawing leagues from across the city and region.

THE PROPOSED DESIGN

One of the main goals of the proposed design is to improve the quality of athletic fields through better stormwater management. A new stormwater wetland, therefore, is proposed as an excavated area in the southeastern portion of the park. This will require a slight relocation of the hockey rink closer to Bryant Avenue. This is an opportunity to improve the rink and to consider refrigeration for improved ice quality and an extended skating season. The wetland can be used for winter free skating, either on frozen naturally occurring water or by filling the basin for freezing. The warming house/restroom building then serves an even more important purpose for these expanded and improved winter options.

The field areas are underdrained to the wetland, to help them dry more quickly. Multi-use diamonds are reduced from three to one, to allow more space for cricket and other field sports (and for the stormwater wetland).

The earth removed for the stormwater wetland is mounded on site, near the play areas, which are relocated slightly to bring the age groups closer together. This small hill can be used for sledding

on one side and as a small outdoor classroom and performance area on the other (facing the school). The play area could also benefit from the hill, with longer slides and climbing elements. The wading pool / splash pad is retained as is.

The tennis courts are renovated in their current location, and the basketball court is relocated onto school property, to create a better green space connection between the school's playground and the open fields. A half-court is added to the full-court, for variety of play. New pathways run through the park to create walking loops connecting to existing trails and the regional trail network in the vicinity of Bohanon. The proposed design seeks to improve quality of recreation for both athletics and unprogrammed play, through better water management and creative earthwork. With these improvements, Bohanon can become an even more desirable place to play—all year long.

CONNECTIONS BETWEEN PARKS

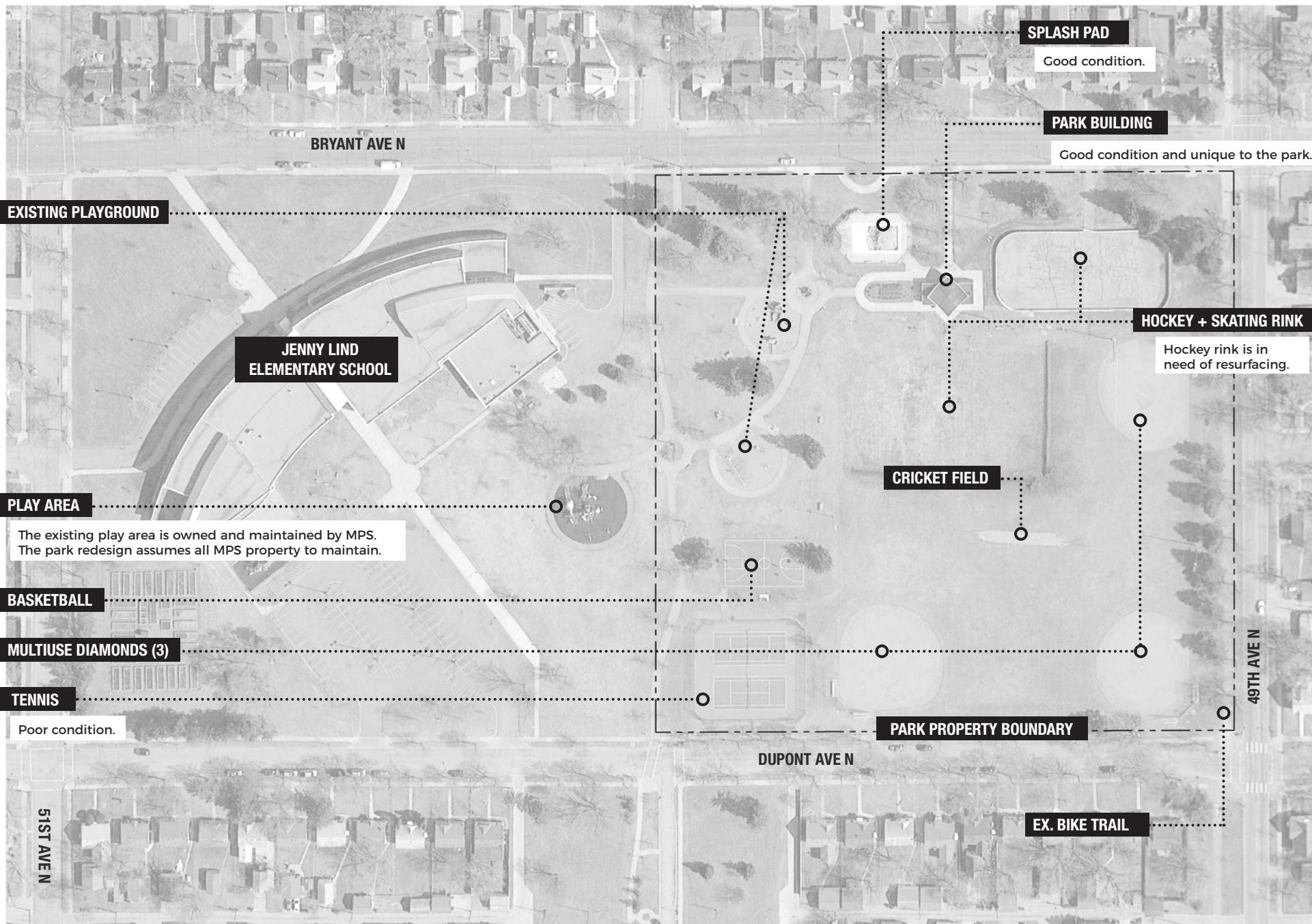
Bohanon Park is contiguous with the 49th Avenue Corridor, a paved trail which is actually part of North Mississippi Regional Park and connects eastward to that park and westward to Shingle Creek. A second existing trail connection follows 50th Avenue westward through the Humboldt Greenway development to the Creekview Recreation Center area.

KNOWN LAND USE AND COORDINATION ISSUES

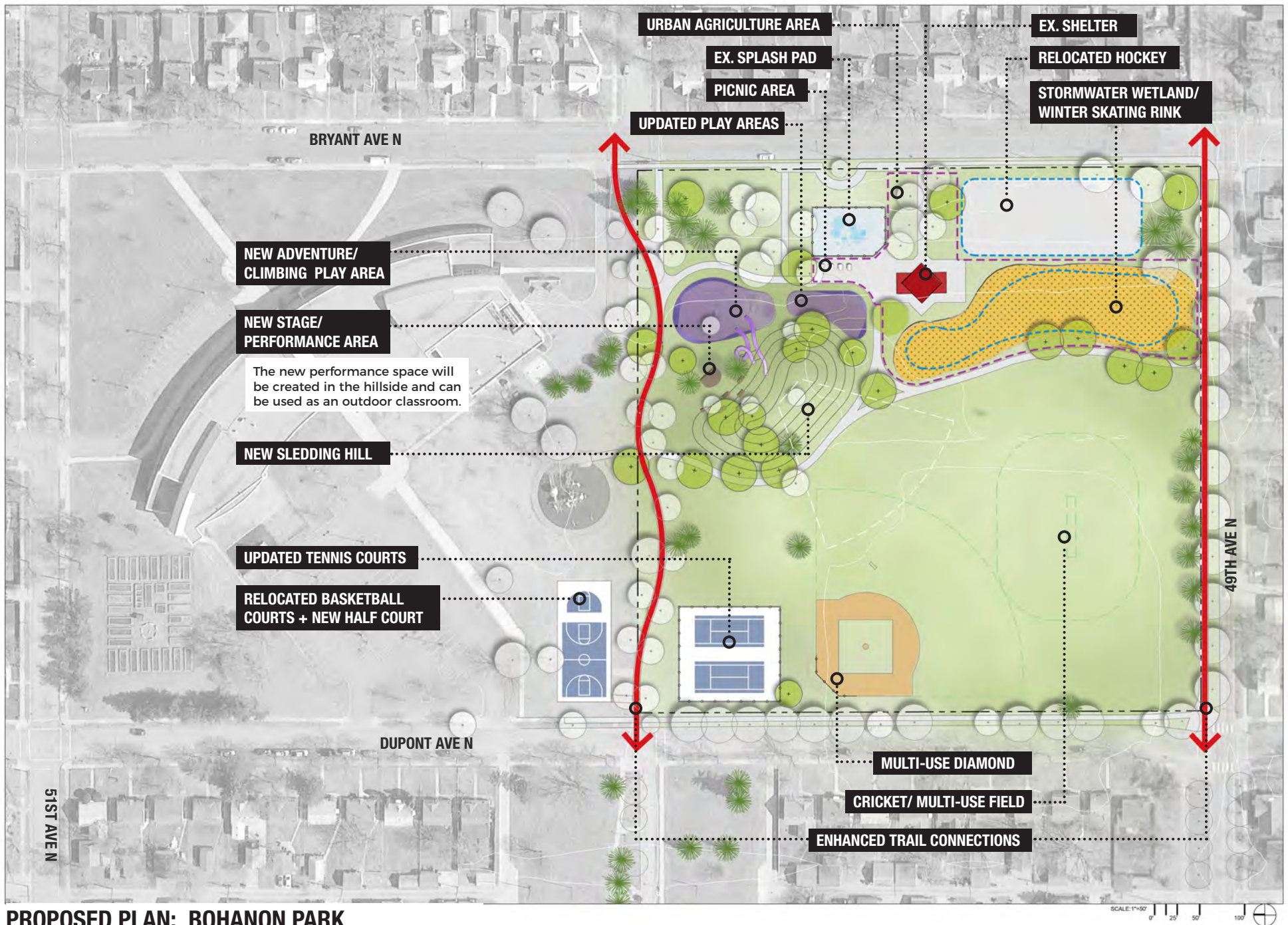
Though the property line with Minneapolis Public Schools is fairly well defined, consultation with the schools will be important during implementation. An agreement will be necessary to place basketball courts on school property.

PROCESSES

	1: General Input Spring-Fall 2017 <i>Input themes prior to initial concepts</i>	2: Initial Concepts Winter 2018 <i>Input themes on initial concepts</i>	3: The Preferred Concept Now <i>Key elements of the concept</i>
aquatics	Consider splash pad →	Support for splash pad →	Retain existing hybrid wading pool/splash pad in same location
play	no comments →	Want to keep playgrounds close together for parental monitoring →	Traditional play areas consolidated near each other, with added features using new hill
athletics	Cricket is important in this park →	Strong support for cricket →	Removal of two multi-use diamonds in favor of more multi-use field space and drainage control Improved cricket pitch
courts	Support for basketball court →	Would like to see half-court basketball for kids Retain tennis courts, add pickleball lines →	Refurbished full court basketball with added half-court Updated tennis courts in same general location
winter	Don't obstruct ability to sled →	Like flexibility of stormwater pond for skating in winter →	Existing hockey rink retained General skating rink on naturalized stormwater management area
landscape	Park is soggy in places More natural flowers instead of lawn →	no comments →	New naturalized stormwater management area near building, to help keep fields dry
other	no comments →	Connect to Creekview via 50th Ave Desire to preserve warming house →	New trail connection along 50th to Creekview Warming house preserved and updated New hill created from excavation of stormwater management area, could be used as small amphitheater space



EXISTING CONDITIONS: BOHANON PARK



PROPOSED PLAN: BOHANON PARK

COST ESTIMATE

Park Name	Asset Type	Project	2019 ESTIMATED COST/PROJECT	NOTES
Bohanon	Aquatics	Wading Pool/Splash Pad	\$ 854,268	
Bohanon	Play	Traditional Play Structure in new container	\$ 806,809	
Bohanon	Athletics	Athletic Field renovation: 1 multi-use diamond and multi-use field space	\$ 987,155	
Bohanon	Courts	Tennis Court (2)	\$ 246,789	
Bohanon	Courts	Basketball Court (1 full court, 1 half court)	\$ 199,329	
Bohanon	Courts	Hockey Rink (relocated)	\$ 284,756	
Bohanon	Landscape	Naturalized areas, incl. stormwater wetland/winter skating rink	\$ 71,189	
Bohanon	Other	Existing park building renovation	\$ 569,512	
Bohanon	Other	Renovate walking paths	\$ 607,480	
Bohanon	Other	Small stage and performance area	\$ 104,411	
Bohanon	Other	Miscl. signs, trees, furniture	\$ 94,634	
Bohanon	TOTAL		\$ 4,826,331	

OPERATIONS ESTIMATE

BOHANNON				
FACILITIES	Total Per Unit Operations Cost	△ Qty	△ Cost	
Adventure/Climbing Play	\$ 7,500	1	\$ 7,500	
Multi-use Diamond	\$ 20,000	-2	\$ (40,000)	
Half Court Basketball	\$ 1,000	1	\$ 1,000	
Designated Sledding Hill	\$ 20,000	1	\$ 20,000	
Group Shelter	\$ 4,000	1	\$ 4,000	
Amphitheater	\$ 1,500	1	\$ 1,500	
Trail Additions	\$ 5,000	1	\$ 5,000	
Difference			\$ (1,000)	

CLEVELAND PARK



LOCATION AND HISTORY

Attempts to create a neighborhood park and playground in the Cleveland neighborhood began in 1926, when the park board designated for acquisition the block between 34th and 35th Avenues North from Russell to Sheridan Avenues North (a site to the northwest of the present park). Those proceedings were abandoned late the next year without explanation by the board. The neighborhood was then identified as one that needed a playground in the park board's 1938 annual report

The first land for a park adjacent to the former Cleveland School was acquired by the park board on November 16, 1949. That purchase of less than an acre followed long negotiations with property owners. The park board continued negotiations to acquire more land, but failed to add to the park. The park board then proceeded with plans to develop the small plot it owned in conjunction with the school board in 1951. In 1959 the board tried again to purchase land to expand the small school playground. It finally reached agreement with the owners of adjacent land to purchase three more lots, just over ½-acre, in early 1960.

In the face of intense protests from neighborhood residents against acquiring and improving the land as a park—and assessing the costs on area landowners—the park board decided to proceed with the purchase and improvement of the park in early 1961. While park board proceedings

record petitions with hundreds of signatures against the park, it received only two petitions in favor of the park—from the Cleveland School PTA and the Jordan Junior High School PTA. Those opinions ultimately prevailed after public hearings. In announcing its decision to proceed, the park board said that the park was “in the best interests of the community.”

A “totlot” for smaller children was added to the park in 1973 and the shelter and wading pool were renovated in 1977. When the new Lucy Craft Laney School was built to replace Cleveland School in 1993, the park board renovated the park layout. One interesting addition to the park at that time was an eight-foot-high basketball hoop on a hard-surface court area, one of the only baskets in the city where most people could dunk a basketball. The wading pool at the park was renovated in 2005

EXISTING CONDITIONS AND CHARACTER

Cleveland Park is well loved and well used—in part due to its adjacency to Lucy Laney School. It is, however, hidden. It has only one street frontage, on Russell Avenue, is accessed by three cul-de-sacs, and is separated from Penn Avenue by several single-family renter-occupied homes and a liquor store that has long been a concern for the community. This seclusion and lack of visibility contribute to safety concerns in the park and limit activity in the park.

Inside the park are a group of traditional neighborhood park amenities. Two play area containers and a wading pool occupy the southeastern corner of the park. These amenities are separated from the rest of the park by a small park building that contains restrooms and some limited storage. These amenities all sit on the eastern side of a path that connects the Queen Avenue cul-de-sac to the school. Also on this side of the path, nearer the school, is a grove of trees with a few picnic tables and lawn games.

West of the path is an open field with a single multi-use infield, a pair of horseshoe courts next to the path, and two half-court basketball courts.

THE PROPOSED DESIGN

Cleveland Park's proposed design is one of the four "big moves" on the north side. The park is expanded eastward to achieve frontage on Penn Avenue. This will create more park area and increase visibility into the park. This will require land acquisition, specifically of seven lots along Penn Avenue. This must happen in collaboration with the City of Minneapolis, which wishes to redevelop the Penn and Lowry intersection as well. The new southern boundary of the park east of Queen could move northward, to increase re-development area on the corner. This multi-agency partnership will improve the park, the Penn/Lowry intersection, and the surrounding neighborhood.

Inside the new park boundary, the proposed design re-organizes many amenities and adds

new ones. Play areas are relocated to the northern end of the park to be closer to the school. Instead of a wading pool, a splash play area is integrated with the play areas, as is an outdoor fitness area. This is advantageous for school use, as it does not create a fenced area in the middle of the park and can be turned off or on as teachers desire. A new park building with restrooms and storage sits at the northern edge of the park near the play areas and splash pad. A new picnic area extends toward Penn Avenue and includes a lawn games area, which could include Bocce or other desired games. Two full-court and one half-court basketball courts occupy the southern end of the park, distant from but with visibility and access from Penn, Queen, and the parking lot. The school's parking lot would be revised as a pull-through shared lot, eliminating the cul-de-sac entrance from Queen.

The City will soon implement the Queen Avenue Bikeway, which could pass through Cleveland Park on a curving, calmed route connecting the Queen Avenue cul-de-sac to the alley west of Lucy Laney School or across school property near the alley. This is MPRB's preferred routing of the Bikeway, though it may be necessary for it to pass west of the park on Russell Avenue. Should the Bikeway bypass the park, the central pathway would still be implemented, but could be narrower pedestrian sidewalk. West of the bikeway/pathway is a multi-use field, with the diamond removed to allow for increased field area. South of the field, an exciting new pair of interconnected amenities will further activate

the park and bring people in to play: a skate park and small amphitheater (also skateable). With the proposed changes, Cleveland Park will be wholly transformed. It will be a more active, more visible, worthier centerpiece to a vibrant neighborhood.

CONNECTIONS BETWEEN PARKS

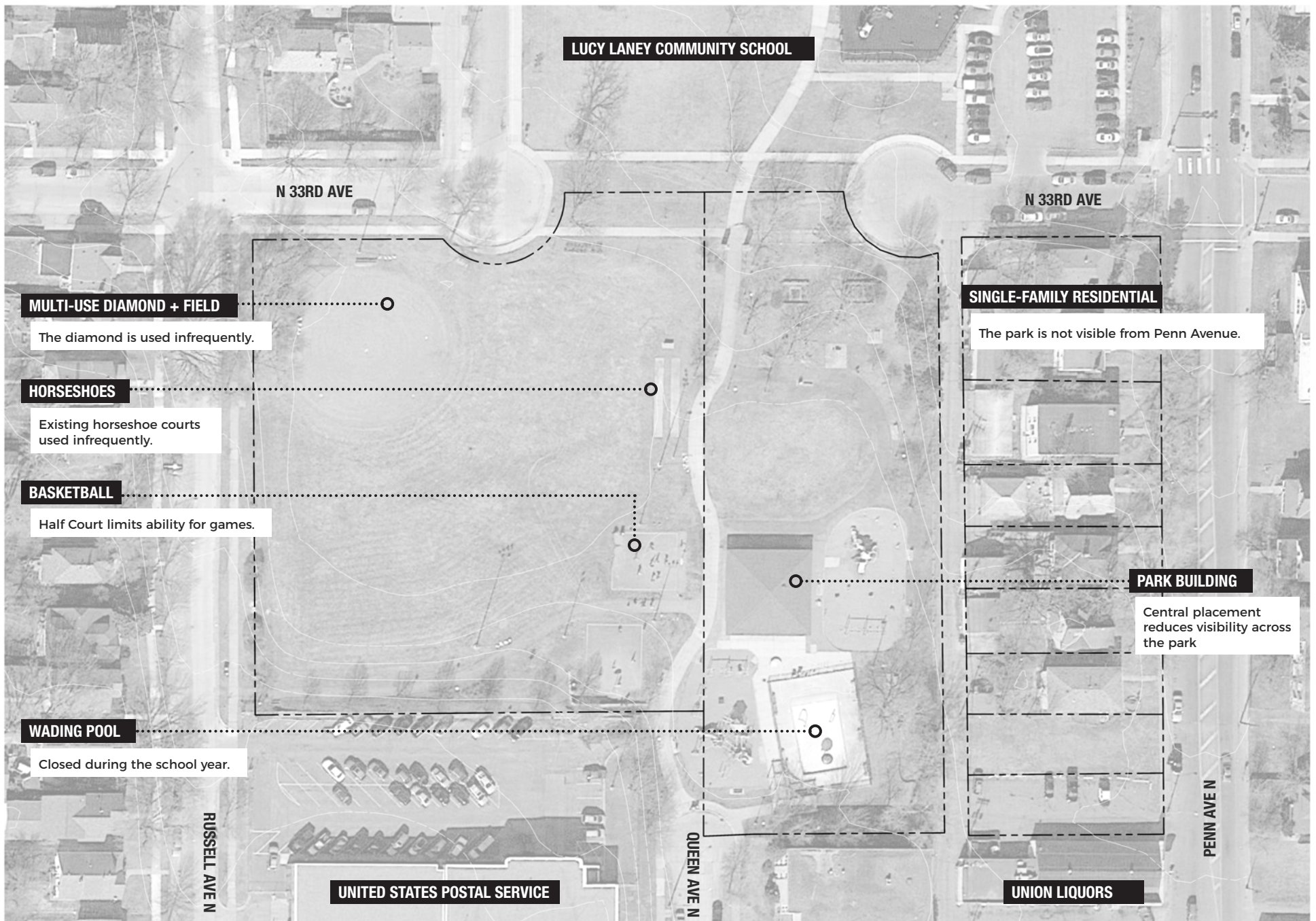
The proposed Queen Avenue Bikeway runs through the park on a new, calmed trail. Existing bicycle lanes on Lowry Avenue are located just one-half block south of the park.

KNOWN LAND USE AND COORDINATION ISSUES

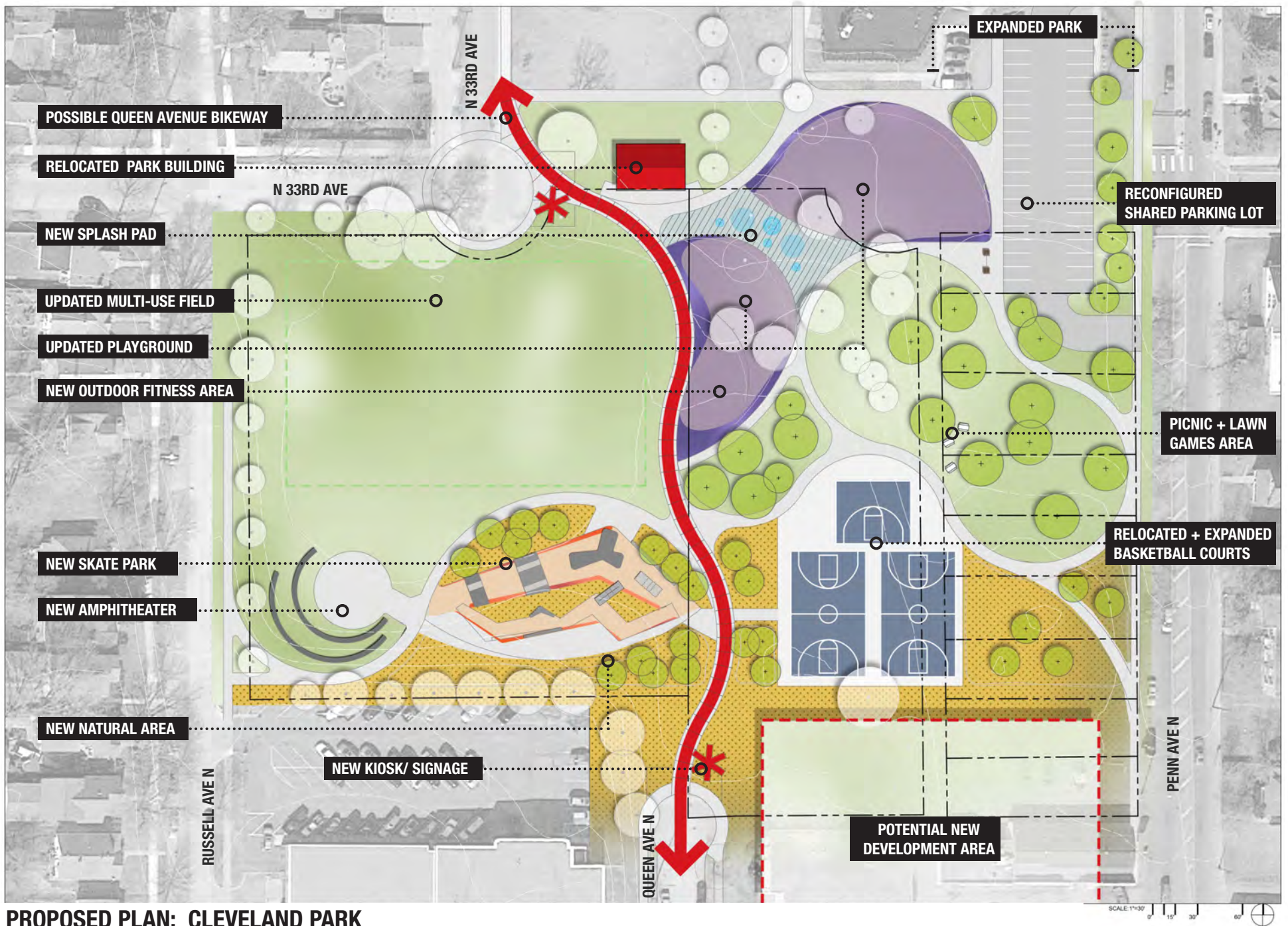
Expansion of the park and possible disposition of some land for redevelopment on the Penn/Lowry corner will require coordination with the City of Minneapolis. Facilities placed along the northern property line and the modification of the parking lot will require coordination and agreements with Minneapolis Public Schools. Implementation of the Queen Avenue bikeway through the park will require coordination with the City of Minneapolis.

PROCESSES

	1: General Input Spring-Fall 2017 <i>Input themes prior to initial concepts</i>	2: Initial Concepts Winter 2018 <i>Input themes on initial concepts</i>	3: The Preferred Concept Now <i>Key elements of the concept</i>
aquatics	Wading pool well liked →	Support for splash pad →	New splash pad, associated with play areas
play	Mixed comments on playground →	no comments →	New traditional play areas, with fitness equipment included
athletics	Football (field sports) preferred to baseball →	no comments →	Removal of diamond in favor of multiuse field space
courts	Desire for full basketball court →	Two courts for basketball are needed →	New basketball courts: 2 full-court, 1 half-court
winter	no comments →	Suggest ice rink in winter →	No winter activities planned for this park
landscape	no comments →	no comments →	Natural areas included around southern edges of park
other	Visibility from Penn Avenue important Interest in a rec center Remove liquor store (from Penn/Lowry corner) →	Significant support for Concept B, with expansion of park to Penn and down Queen to Lowry Support for skate park → Support for amphitheater Enlarge building and use for activities	Expansion of park toward Penn, including removal of existing housing Reconfigured shared parking lot with two entrances New skate park / amphitheater combination Relocated park building to serve as restrooms, storage, and limited programming



EXISTING CONDITIONS: CLEVELAND PARK



COST ESTIMATE

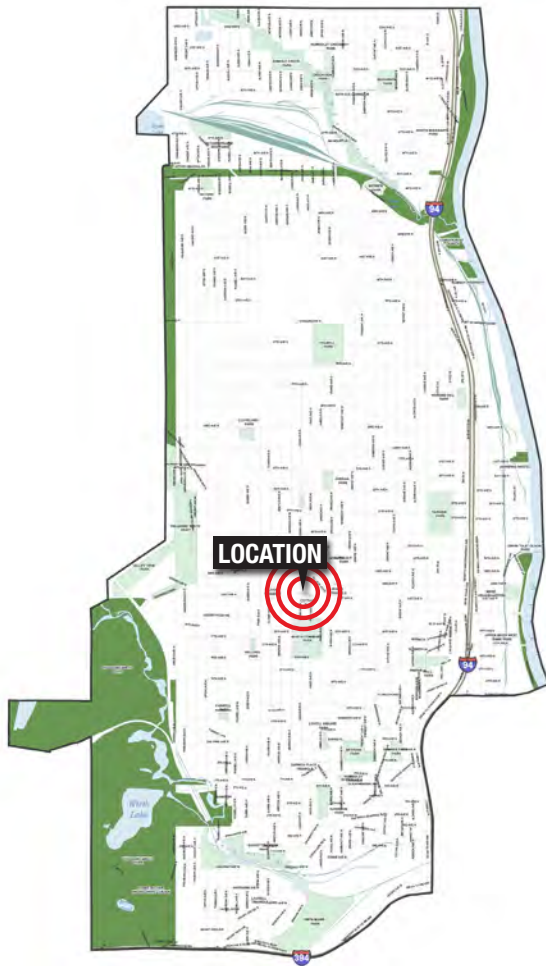
Park Name	Asset Type	Project	2019 ESTIMATED COST/PROJECT	NOTES
Cleveland	Administration	Land Acquisition / Coordination		
Cleveland	Aquatics	Splash pad, incl. demolition of existing wading pool	\$ 1,518,699	
Cleveland	Play	Traditional Play Structure in new container, including fitness equipment	\$ 806,809	
Cleveland	Athletics	Renovated multi-use field	\$ 180,346	
Cleveland	Courts	Basketball Court (2 full court, one half-court)	\$ 322,724	
Cleveland	Landscape	Naturalized areas	\$ 42,713	
Cleveland	Landscape	Existing parking lot renovation	\$ 284,145	
Cleveland	Other	Skate Park	\$ 474,594	
Cleveland	Other	Amphitheater	\$ 60,748	
Cleveland	Other	Restroom and storage building	\$ 783,079	
Cleveland	Other	Renovate walking paths	\$ 637,854	primary central path to be implemented as Queen Avenue Bikeway by City of Minneapolis
Cleveland	Other	Miscl. signs, trees, furniture	\$ 102,234	
Cleveland	TOTAL		\$ 5,213,944	

OPERATIONS ESTIMATE

CLEVELAND			
FACILITIES	Total Per Unit Operations Cost	△ Qty	△ Cost
Outdoor Fitness	\$ 2,500	1	\$ 2,500
Wading Pool	\$ 15,000	-1	\$ (15,000)
Splash Pad	\$ 35,000	1	\$ 35,000
Multi-use Diamond	\$ 20,000	-1	\$ (20,000)
Full Court Basketball	\$ 1,500	2	\$ 3,000
Half Court Basketball	\$ 1,000	-1	\$ (1,000)
All-Wheel Park	\$ 7,500	1	\$ 7,500
Amphitheater	\$ 1,500	1	\$ 1,500
Trail Additions	\$ 5,000	1	\$ 5,000
Difference			\$ 18,500

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COTTAGE PARK



LOCATION AND HISTORY

Cottage Park is located within an unusually platted area of the city called Forest Heights, known for its curvilinear roadways and split one-ways. Cottage Park was dedicated as a park in Samuel C. Gale's plat of Forest Heights in 1883, along with Glen Gale, Irving Triangle, and Oliver Triangle. The first mention in park board proceedings of what were called the "Forest Heights parks" is a request by Gale and others in 1887 that certain park land in Forest Heights be drained. The park board responded that year by officially requesting the city council to turn over to the park board the four properties. The official name of the portion of the city in which Forest Heights sits is the Cottage Park Addition, and this is the origin of the park's name. A small expansion of Cottage Park occurred in 1914 when the city council asked the park board to take control of an adjoining small triangle at the street intersection. 1970s-era playground equipment at the totlot in the park was replaced in 2008.

EXISTING CONDITIONS AND CHARACTER

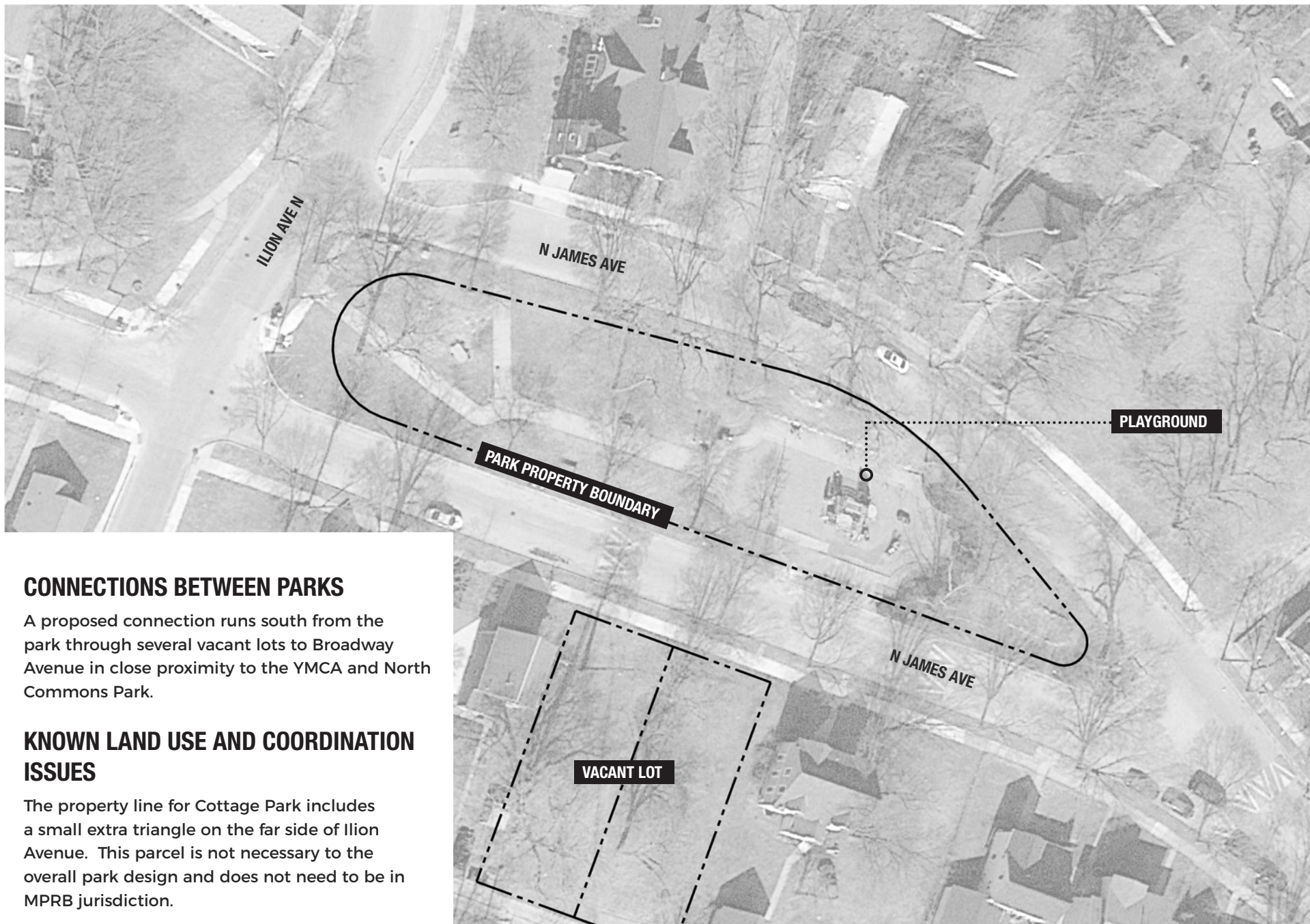
Cottage Park is a small pocket park sitting between one-way halves of James Avenue. It features significant grade change across its width, for a park this small. Nestled into its elongated oval shape is a play area, a few pathways, several artist-designed benches, and a picnic area with several tables, including a chess table. The neighborhood in which Cottage Park

sits was hard hit by the recession of 2008 and has numerous vacant lots. In addition, the curvilinear street pattern, unusual for north Minneapolis, seems to encourage high speed driving, often by multiple cars interacting with each other. This raises safety concerns not necessarily within the park, but in getting to the park. This small open space, however, is a critical green space and play space for the neighborhood.

THE PROPOSED DESIGN

The design for Cottage Park seeks to enhance the park's existing facilities and provide more recreation options within the park. It retains and improves the playground in its current location and adds an open air picnic shelter in the center of the park. Though the steep grades limit what is possible in the park, the picnic area is enhanced and enclosed with new walking paths that allow for strolls within the park (without having to cross streets to use sidewalks). Naturalized areas enclose the play and picnic areas, creating a vegetative and floral buffer against the streets.

A prominent ad-hoc pathway extends southward from the park to Broadway Avenue. The YMCA is right across the street from this path, and North Commons Park is just one block farther away. The proposed design envisions a possible formalized connection between Cottage Park and Broadway, through several vacant lots south of James and fronting Broadway. This pathway could be accomplished either through purchase of these lots or coordination with developers.



CONNECTIONS BETWEEN PARKS

A proposed connection runs south from the park through several vacant lots to Broadway Avenue in close proximity to the YMCA and North Commons Park.

KNOWN LAND USE AND COORDINATION ISSUES

The property line for Cottage Park includes a small extra triangle on the far side of Ilion Avenue. This parcel is not necessary to the overall park design and does not need to be in MPRB jurisdiction.

EXISTING CONDITIONS: COTTAGE PARK



PROPOSED PLAN: COTTAGE PARK

PROCESSES

	1: General Input Spring-Fall 2017 <i>Input themes prior to initial concepts</i>	2: Initial Concepts Winter 2018 <i>Input themes on initial concepts</i>	3: The Preferred Concept Now <i>Key elements of the concept</i>
aquatics	no comments →	no comments →	No aquatic facilities planned for this park; park too small for this amenity
play	Comments split on play area, most wanting improvements to equipment and accessibility →	no comments →	Improve traditional play area in same general location
athletics	no comments →	no comments →	No athletic facilities planned for this park
courts	Suggestion for basketball hoops →	no comments →	No courts planned for this park; park too small and steep for this amenity
winter	no comments →	no comments →	No winter activities planned for this park
landscape	no comments →	no comments →	New naturalized areas around edges of park
other	More benches, picnic tables Suggestion for exercise equipment → More artwork!	no comments →	New picnic/gathering shelter near play area Reorganized pathways to increase accessibility and create open space for improved picnicking Possible connection through empty lots to North Commons

COST ESTIMATE

Park Name	Asset Type	Project	2019 ESTIMATED COST/PROJECT	NOTES
Cottage	Play	Traditional Play Structure in existing container	\$ 806,809	
Cottage	Landscape	Naturalized areas	\$ 6,834	
Cottage	Other	Group picnic shelter	\$ 104,411	
Cottage	Other	Renovate walking paths	\$ 82,010	
Cottage	Other	Miscl. signs, trees, furniture	\$ 20,001	
Cottage	TOTAL		\$ 1,020,065	

OPERATIONS ESTIMATE

COTTAGE			
FACILITIES	Total Per Unit Operations Cost	△ Qty	△ Cost
Group Shelter	\$ 4,000	1	\$ 4,000
Trail Additions	\$ 5,000	1	\$ 5,000
Difference			\$ 9,000

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